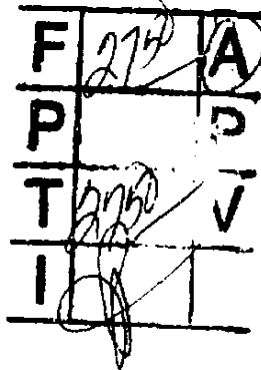


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DEED IN TRUST



DEPT-01 RECORDING 427.50
 T#7777 TRAN 7209 02/20/96 11:17:00
 #9698 # SK *-96-129672
 COOK COUNTY RECORDER

THE GRANTOR, THERESA GAVINA, an unmarried person, of the City of Chicago, Cook County, Illinois, for and in consideration of TEN AND 00/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quitclaims to THERESA F. GAVIÑA, Trustee, or her successors in trust, under the GAVIÑA LIVING TRUST dated FEB 19 1996 and any amendments thereto, all her interest in and to the following described real estate in Cook County, Illinois:

LOTS 32 AND 33 IN BLOCK 2 IN CAIRNDUFF'S ADDITION TO EDGEWATER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street address: 5859-61 NORTH GLENWOOD AVENUE
 City, state, and zip code: CHICAGO, ILLINOIS
 Real estate index number: 14-05-310-023

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. E & Cook County Ord. 95104 Par. _____

Date FEB 19 1996 Sign THERESA F. GAVIÑA

TO HAVE AND TO HOLD the premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustees to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustees; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any

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terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustees in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustees, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustees in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustees was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of his, his, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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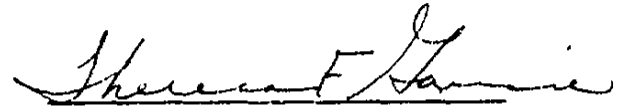
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The grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantor has signed this deed on FEB 19 1996

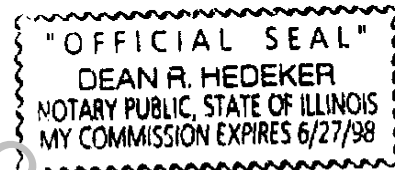

THERESA GAVINA

STATE OF ILLINOIS)
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that THERESA F. GAVINA, an unmarried person, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: FEB 19 1996


Notary Public

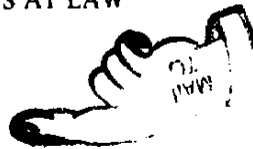


NAME AND ADDRESS OF GRANTEE AND SEND FUTURE TAX BILLS TO:

THERESA F. GAVINA
5861 NORTH GLENWOOD AVENUE, APARTMENT 1-N
CHICAGO, ILLINOIS 60660

THIS DEED WAS PREPARED BY:

DEAN R. HEDEKER, LTD., ATTORNEYS AT LAW
221 North LaSalle Street
Suite 2206
Chicago, Illinois 60601-1502



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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Stephen F. Gavina

Signature of Grantor or Agent

FEB 19 1996, 199

Subscribed and sworn to before me by the

said TERESA GAVINA

this day of FEB 19 1996, 199

Dean R. Hecker

Notary Public



The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Teresa F. Gavina

Signature of Grantee or Agent

FEB 19 1996, 199

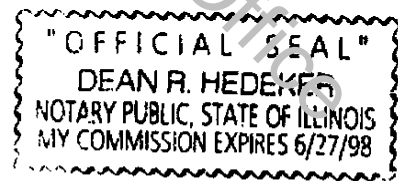
Subscribed and sworn to before me by the

said TERESA GAVINA

this day of FEB 19 1996, 199

Dean R. Hecker

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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