

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

Adolph C. Dirian, a/k/a Adolph Dirian, Jr., a widower and not since remarried of

2105 South 20th Avenue,

COOK COUNTY  
JULY 1995  
MAYWOOD OFFICE

96170501

(The Above Space For Recorder's Use Only)

of the Village of Broadview County of Cook, and State of Illinois, in consideration of the sum of ten and 00/100th (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Deanna Reese, Betty Szezey, Judith Miller as Co-Trustees, under the terms and provisions of a certain Trust Agreement dated the 19th day of December, 1995, and designated as Trust No. The Adolph C. Dirian, Jr. Trust and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 15-15-329-003 and 15-15-329-004

Address(es) of Real Estate: 2105 South 20th Avenue, Broadview, Illinois

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

96170501

This document exempt under Section 4E of the Transfer Tax Act. *Adolph C. Dirian, Jr.* 1/30/96

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, he then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive s and release s any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 13th day of February 1996

Adolph C. Dirian

(SEAL)

Adolph Dirian, Jr.

(SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

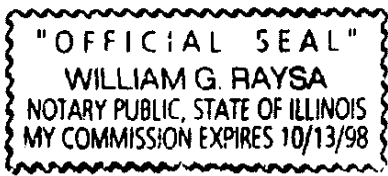
Adolph C. Dirian

(SEAL)

Adolph Dirian, Jr.

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



said County, in the State aforesaid, DO HEREBY CERTIFY that Adolph C. Dirian a/k/a Adolph Dirian, Jr., a widower and not since remarried, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 13th day of February 1996

Commission expires 10/13 1996

William G. Raysa

NOTARY PUBLIC

This instrument was prepared by William G. Raysa, 1140 Lake St, #400, Oak Park, IL 60301

(NAME AND ADDRESS)

Legal Description

Lot One Hundred Ninety Eight (198) (except the North four (4) feet thereof) and the North eight (8) feet of Lot One Hundred Ninety Seven (197) in Cummings and Foreman Real Estate Corporation, Roosevelt Road and 17th Avenue Subdivision of Lots 1,2,3,4,5,7, and 8 in Owners Partition of the South 83.2 acres of the West Half of Section Fifteen (15), Township Thirty-Nine (39) North, Range Twelve (12), East of the Third Principal Meridian in Cook County, Illinois

and

The South Eleven (11) feet of the North Nineteen (19) feet of Lot One Hundred Ninety-seven (197) in Cummings & Foreman Real Estate Corporation, Roosevelt Road and 17th Avenue Subdivision of Lots One (1), Two (2), Three (3), Four (4), Five (5), Seven (7), and Eight (8) in Owners Partition of the South 83.2 acres of the West Half (W 1/2) of Section Fifteen (15), Township Thirty-nine (39) North, Range Twelve (12), East of the Third Principal Meridian, in Cook County, Illinois.

SEND SUBSEQUENT TAX BILLS TO

MAIL TO William G. Raysa (Name) 1140 Lake Street, #400 (Address) Oak Park, Illinois 60301 (City, State and Zip)

Betty Swezey (Name) 2975 Groveland (Address) North Riverside, Illinois 60546 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

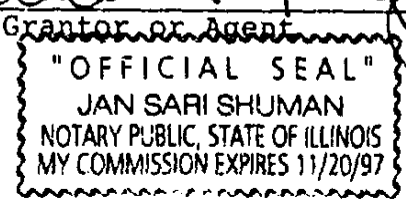
96170501  
**UNOFFICIAL COPY**

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

Dated 2/13, 1996 Signature: William Payne attorney  
Grantor or Agent

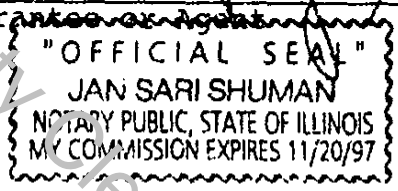
Subscribed and sworn to before me by the said William Payne this 13<sup>th</sup> day of February 1996.  
Notary Public Jan Sari Shuman



The grantee or his 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.

Dated 2/13, 1996 Signature William Payne attorney  
Grantee or Agent

Subscribed and sworn to before me by the said William Payne this 13<sup>th</sup> day of February 1996.  
Notary Public Jan Sari Shuman



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.)

96170501

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