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TRUSTEES USED
(ILLINOIS)

96194166

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THIS INDENTURE, made this 29 day of February, 1996, between Joseph D. Quartana

as trustee under Mildred H. Ward Trust Agreement dated the 13th day of April, 1994, grantor Michael Walsh, and 3653 N. Sheffield, Chicago, Il. 60613 grantee

- DEPT-01 RECORDING \$25.50
- T#0011 TRAN 0784 03/14/96 14:46:00
- #4034 + RV *-96-194166
- COOK COUNTY RECORDER
- DEPT-10 PENALTY \$22.00

(NAME AND ADDRESS OF GRANTEE)

WITNESSETH, That grantor Michael Walsh, in consideration of the sum of (\$10.00) Ten Dollars and no/cents (The Above Space For Recorder's Use Only)

Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor Michael Walsh as trustee and of every other power and authority the grantor Michael Walsh hereunto enabling, do hereby convey and quitclaim unto the grantee Joseph D. Quartana in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Legal Attached

ATTORNEYS' NATIONAL TITLE NETWORK

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 12-01-311-075
Address(es) of real estate: 7808 W. Higgins, A. Chicago, Il. 60631

IN WITNESS WHEREOF, the grantor Michael Walsh, as trustee as aforesaid, has hereunto set their hand and seal the day and year first above written.

Joseph D. Quartana (SEAL)
Joseph D. Quartana as Trustee
under Mildred H. Ward

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

(SEAL)

96194166

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 Joseph D. Quartana

IMPRESS
SEAL
HERE

personally known to me to be the same person whose name Joseph D. Quartana subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as trustee and voluntary act as such trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of February, 1996.
Commission expires 19.

[Signature]
NOTARY PUBLIC

This instrument was prepared by Palladinetti & Associates 4321 N. Elston Ave Chicago, Illinois 60641 (NAME AND ADDRESS)

MAIL TO
Palladinetti & Associates
4321 N. Elston Avenue
Chicago, Illinois 60641
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Michael Walsh
7808 W. Higgins
CHICAGO, IL 60631
(City, State and Zip)

ATTN: "RIDERS" OR REVENUE STAMPS HERE

Handwritten initials and scribbles

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TRUSTEE'S DEED

As Trustee...

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

01	STATE OF ILLINOIS
02	REAL ESTATE TRANSFER TAX
03	AMOUNT
04	15.00
05	12/27/27
06	CHICAGO
07	
08	
09	Cook County
10	REAL ESTATE TRANSACTION TAX
11	AMOUNT
12	58.00
13	REVENUE
14	SEASH
15	12/27/27
16	

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY COMMONLY KNOWN AS 7808 W. HIGGINS, CHICAGO, ILLINOIS 60631

PARCEL 1:

THE SOUTH 33.50 FEET (AS MEASURED ALONG AND AT RIGHT ANGLES TO THE WEST LINE THEREOF) OF THE WEST 70.01 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD, ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF THAT PART OF LOT 2 LYING NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 358 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF), IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 19 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THE WEST 120.72 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD, ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S

SUBDIVISION) OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 358.0 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) IN COOK COUNTY, ILLINOIS, BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 27.78 FEET, THENCE SOUTHWESTERLY TO A POINT IN THE SOUTH LINE OF SAID TRACT 11.31 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE WEST 11.31 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH TO THE PLACE OF BEGINNING. ALSO PARCEL 3: EASEMENT AS SET FORTH IN THE DECLARATION OF EASEMENT AND EXHIBIT "1" THERE TO ATTACHED DATED APRIL 19, 1963 AND RECORDED APRIL 22, 1963 AS DOCUMENT 18775406 MADE BY HIGGINS-CANFIELD BUILDING CORPORATION, A CORPORATION OF ILLINOIS, AND AS CREATED BY THE DEED FROM HIGGINS-CANFIELD BUILDING CORPORATION, TO FRANK M. MOZGOWIEC AND GERTRUDE MOZGOWIEC, DATED JULY 15, 1963 AND RECORDED JULY 4, 1963 AS DOCUMENT 18902945, FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS AND DRIVEWAY OVER AND ACROSS: THE WEST 18.0 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) AND THE SOUTH 11.0 FEET OF THE NORTH 30.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) (EXCEPT ANY PART OF THE ABOVE FALLING IN PARCEL 1 AFORESAID) ALSO EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS: THE EAST 3.50 FEET OF THE WEST 69.71 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) ALSO (EXCEPT THE PART THEREOF FALLING IN PARCEL 1 AFORESAID) ALSO THE EAST 3.5 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) ALL OF THE ABOVE EASEMENT TO FALL IN THE FOLLOWING DESCRIBED PROPERTY: THE WEST 120.72 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 358.0 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF), ALL IN COOK COUNTY, ILLINOIS.

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