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DEPT-01 RECORDING \$27.50
T#6666 TRAN 0309 05/02/96 08:45:00
46548 JM *-96-332753
COOK COUNTY RECORDER

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

WARRANTY DEED IN TRUST

The Grantor, **MARIE BROCATO**, a widow, of Chicago, Cook County, Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, conveys and warrants to **LINDA BROCATO AND JOANN B. CAPOZZI, AS TRUSTEES UNDER TRUST AGREEMENT DATED DECEMBER 13, 1995**, whose address is 261 Woodville Lane, Schaumburg, Illinois 60193 (hereinafter referred to as "said trustee"), and to all and every successor or successors in trust under said Trust Agreement, the following described real estate situated in Cook County, Illinois:

LOT 10 IN BLOCK 4 IN ELLIS AND MORRIS ADDITION TO NORTH EDGEWATER, IN THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-01-224-032-0000

Address of Real Estate: 6026 North Fairfield Avenue, Chicago, Illinois 60659

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes set forth herein and in said Trust Agreement.

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Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 said 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to purchase 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 said premises or any part thereof; and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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 a 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 its, his 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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.

IN WITNESS WHEREOF, the grantor has hereunto set her hand and seal on December 13, 1995.

Marie Brocato (SEAL)
MARIE BROCATO

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Julie Handy, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MARIE BROCATO**, a widow, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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.

Given under my hand and official seal, on December 13, 1995.



Julie L. Handy

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE
MAILED TO:

Kenneth S. Freedman
Attorney at Law
899 Skokie Boulevard
Northbrook, Illinois 60062

I hereby declare that this deed represents a transfer of real property by **action exempt** under the provisions of Section 4 of the Illinois Tax Act.

12-13-95 *Ken Freedman*
Date Attorney At Law



SEND SUBSEQUENT TAX BILLS TO:

JoAnn B. Capozzi
261 Woodville Lane
Schaumburg, Illinois 60193

I hereby declare that this deed represents a transfer of real property which is **exempt** from taxation under the Chicago Transaction Tax Ordinance by Paragraph Section 200.1-2B6 of said ordinance.

12-13-95 *JoAnn Capozzi*
Date Attorney At Law

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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: 12/17, 1997

Signature: *Tom March*
Grantor or Agent

SUBSCRIBED AND SWORN
to before me this 17 day
of December, 1997.

Julie L. Handy
NOTARY PUBLIC



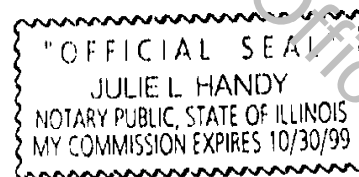
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 12/17, 1997

Signature: *Tom March*
Grantee or Agent

SUBSCRIBED AND SWORN
to before me this 17 day
of December, 1997.

Julie L. Handy
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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