

DEED IN TRUST

THE GRANTOR (NAME AND ADDRESS)

City Sites, L.L.C.,
an Illinois Limited Liability Company
820 Church St., Ste. 200
Evanston, IL 60201

(The Above Space for Recorder's Use Only)

of the City of Evanston, County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claims to Capital Bank & Trust as Trustee, under the terms and provisions of a certain Trust Agreement dated the 29th day of June, 1989, and designated as Trust No. 1820 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): 16-11-209-019

Address(es) of Real Estate: 652 N. St. Louis, Chicago, Illinois

TO HAVE AND TO HOLD said real estate and appurtenances thereon 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 99 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, deed, 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 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.

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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 _____ is 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 waives and releases any and all right and benefit under and by virtue of the Statutes. Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

City Sites, L.L.C.

DATED this 3rd day of October, 1997

By: Urban Visions, Inc., Its Managing Member

By: Jennifer Peters (SEAL)

_____ (SEAL)

Jennifer Peters, (Vice) President

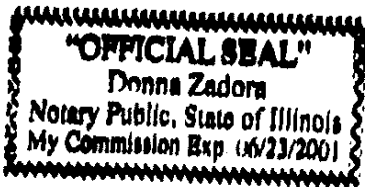
Attest: Jeff Tutt (SEAL)

_____ (SEAL)

Jeff Tutt, Asst. Secretary

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 Jennifer Peters and Jeff Tutt personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 3rd day of October, 1997

Commission expires June 23, 2001

Donna Zadora
Notary Public

This instrument prepared by Brian A. Burak, 820 Church St., Suite 200, Evanston, IL 60201

Name and Address

Legal Description

Lot 3 in Block 3 in Morton's Subdivision of Lots 1 to 5, 8, 9 and 10 of Breckenridge's Subdivision of Block 6 to F. Harding's Subdivision of the West 1/2 of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies, if any; special taxes or assessments for improvements not yet completed, if any; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessments for improvements heretofore completed; any matters that would be disclosed by survey or environmental inspection, building, zoning, and health code violations, if any; and rights of all parties claiming under or through the grantees or their agents, and to General Taxes for 1996 and subsequent years.

SEND SUBSEQUENT TAX BILLS TO

(PALLADINI + ASSOC)

ICE REPORTERS

Name

Name

(4321 N. ELSTON)

4100 N. NORTH

Address

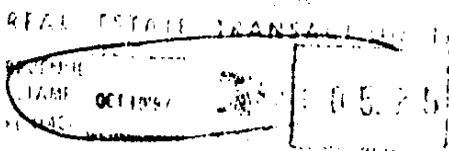
Address

Mail to:

(CHICAGO IL 60641)

CHICAGO IL 60639

City, State and Zip



[Signature]