

QUIT (CLAIM DEED)

GRANTOR(S), Robert S. Kuffel and Marie A. Kuffel, his wife

of the City of Park Ridge, in the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to GRANTEE(S),

Robert S. Kuffel and Marie A. Kuffel as co-trustees of the Robert S. Kuffel and Marie A. Kuffel Living Trust dated 8-27-87, of 801 S. Courtland Avenue, Park Ridge, IL 60068

in the County of Cook, State of Illinois, all interest in the following described Real Estate, to wit:

Trust Issues of Estate A Attached Hereto

See Legal Description Attached

Permanent Index No. 09-35-409-003-0000 Known as: 801 S. Courtland Avenue, Park Ridge, IL 60068

Subject to: 1. General real estate taxes for the year 1996 and subsequent years; 2. Covenants, conditions and restrictions of record; 3. Building lines and easements, if any.

herely releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21 day of August, 1997.



CITY OF PARK RIDGE REAL ESTATE TRANSFER STAMP NO. 13078

Robert S. Kuffel (Signature)

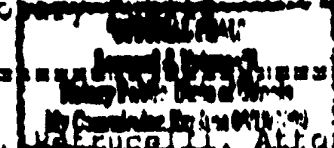
Marie A. Kuffel (Signature)

STATE OF ILLINOIS) EMBODY Under Provision of Paragraph 1, of the Illinois Land COUNTY OF COOK) Title and Recordation and Transfer Tax Act.

Leonard J. Petrucelli, Attorney At Law

I, the undersigned, a Notary Public in and for the County and State afore-said, DO HEREBY CERTIFY that Robert S. Kuffel and Marie A. Kuffel personally known to me to be the same persons whose names are 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 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 notary seal this 21 day of August, 1997. (SEAL) Expiration: _____



PREPARED BY: Leonard J. Petrucelli, Attorney At Law, 980 East Northwest Highway, Mount Prospect, Illinois, 60056, (847) 259-7774 RETURN TO: L. J. Petrucelli, 980 E. Northwest Hwy., Mt. Prospect, IL 60056 TAX BILL TO: Robert S. Kuffel 801 S. Courtland Avenue, Park Ridge, IL 60068

Legal Description:

Lot Twenty-One (21) in Block Four (4) in Gillick's Ridge, being a Subdivision of the North East Quarter (1/4) of the South East Quarter (1/4) of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

and Recordation and Transfer Tax Act
and the Illinois State Board of Taxation.

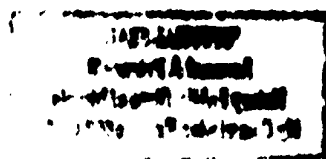


EXHIBIT A

RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 to 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 present or 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 renew 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 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 trusts, 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 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.

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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 8-27, 1997

Signature:

Robert S. Kuffel

Grantor or Agent
Robert S. Kuffel and Marie A. Kuffel

SUBSCRIBED AND SWORN TO before me this 27 day of August, 1997

SEAL

Marie A. Kuffel

[Signature]
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.

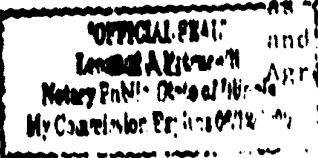
Dated 8-27, 1997

Signature:

Robert S. Kuffel

Grantee or Agent
Robert S. Kuffel and Marie A. Kuffel
as co-trustees of the Robert S. Kuffel and Marie A. Kuffel Living Trust
Agreement dated

SUBSCRIBED AND SWORN TO before me this 27 day of August, 1997



[Signature]
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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