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WARRANTY DEED IN TRUST

DEPT-01 RECORDING 425.00
 11/28/97 10:10:00
 97-888951
 COOK COUNTY RECORDER

97888951

The above space is for recorder's use only

A0105163

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THIS INDENTURE WITNESSETH, That the Grantor(s) Joanne E. Giuntoli, a widow and not since remarried, of 5236 N. Mason Ave., of the City of Chicago

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the Second day of September 1997, known as Trust Number 11774, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT SIXTEEN (16) IN BLOCK FOUR (4) IN GLADSTONE GARDENS, A SUBDIVISION OF LOTS ONE (1) AND TWO (2) (EXCEPT THEREFROM THE NORTHERLY 150 FEET THEREOF LYING IMMEDIATELY SOUTH OF AND AT RIGHT ANGLES TO THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY), IN THE CIRCUIT COURT PARTITION OF THAT PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 8, TOWN 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY.

Permanent Tax No.: 13-08-219-023

Property Address: 5236 N. Mason Ave., Chicago, IL 60630

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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 198 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 premise 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.

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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 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.

And the said grantor _____ hereby expressly waive S and release S 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 _____ aforesaid has _____ hereunto set her hand _____ and seal _____ this Second day of September 19 97

Joanne E. Giuntoli
JOANNE E. GIUNTOLI

THIS INSTRUMENT WAS PREPARED BY:

Richard A. Hirschenbein, 4363 N. Harlem Ave., Norridge, IL 60634

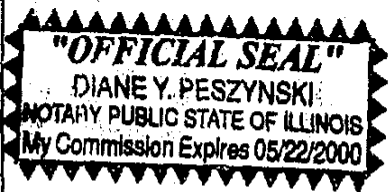
STATE OF ILLINOIS }
COUNTY OF COOK } SS.
DIANE Y. PESZYNSKI

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Joanne E. Giuntoli, a widow and not since remarried

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 notarial seal this 2nd day of Sept. 19 97

Diane Y. Peszynski
Notary Public



PARKWAY BANK AND TRUST COMPANY
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 282

For information only insert street address of above described property
5236 N. Mason Ave.
Chicago, IL 60630

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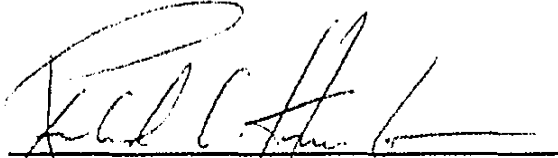
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AFFIDAVIT OF GRANTOR

I, Richard A. Hirschenbein, representative for the grantor herein, being first duly sworn on oath, states as follows:

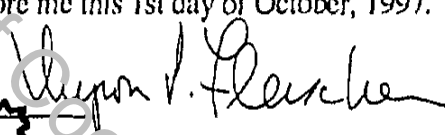
To the best of my knowledge, Irma Joan Giuntoli, also known as Joanne E. Giuntoli, grantor herein, is a natural person.

I, Richard A. Hirschenbein, declare under penalties of perjury that I have examined this form and that all statements included in this affidavit to the best of my knowledge and belief are true, correct, and complete.



Richard A. Hirschenbein
Representative

Subscribed and sworn to before me this 1st day of October, 1997.



AFFIDAVIT OF GRANTEE

I, Richard A. Hirschenbein, representative for the grantor herein, being first duly sworn upon oath, states as follows:

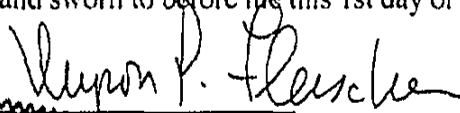
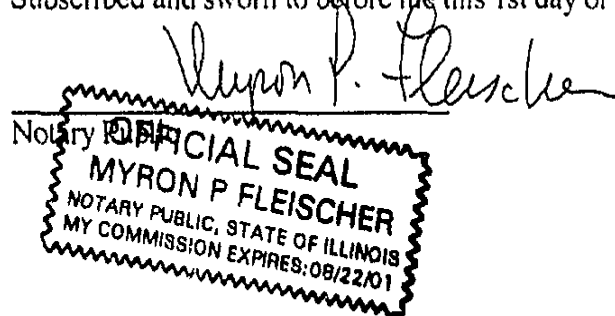
To the best of my knowledge, Parkway Bank & Trust Company is an Illinois Banking Corporation authorized to do business in the State of Illinois.

I, Richard A. Hirschenbein, declare under penalties of perjury that I have examined this form and that all statements included in this affidavit to the best of my knowledge and belief are true, correct, and complete.



Richard A. Hirschenbein
Representative

Subscribed and sworn to before me this 1st day of October, 1997.



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