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## TRUSTEE'S DEED IN TRUST

#09830%

97036482

SEPT-81 RECORDING \$27.50  
 749001 TRAN 7495 01:16/97 12:57:00  
 47078 RC # -97-036482  
 COOK COUNTY RECORDER

THIS INDENTURE, Made this  
30TH day of DECEMBER  
19 96, between HERITAGE TRUST  
COMPANY, a corporation duly  
 authorized by the Statutes of Illinois to  
 execute trusts, as trustee under the  
 provisions of a deed or deeds in trust duly  
 recorded and delivered to said company in  
 pursuance of a trust agreement dated the  
21ST day of APRIL

### THE ABOVE SPACE FOR RECORDERS USE ONLY

19 95, and known as Trust Number  
95-5547, party of the first part, and OXFORD BANK AND TRUST COMPANY, AS TRUSTEE U/T/A/ DATED  
8/1/96 AND KNOWN AS TRUST # 484 1109 West Lake Street, Addison, IL 60101  
 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100  
 Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said  
 party of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

PIN # 28-12-110-004

COMMON ADDRESS: SOUTH TROY STREET, POSEN, ILLINOIS (VACANT LAND)

LOT 49, AND THE EAST 1/2 OF VACATED TROY STREET LYING WEST OF AND ADJOINING SAID LOT 49, IN  
 BLOCK 3 IN JAMES SMITH AND COMPANY'S SUBDIVISION OF THE WEST 1/4 OF THE NORTH 1/2 OF THE  
 NORTHWEST 1/4 (EXCEPT THE NORTH 56 ACRES) OF FRACTIONAL SECTION 12, TOWNSHIP 36 NORTH,  
 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, ALSO THE  
 WEST 1/2 OF THE NORTH 23 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12,  
 TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph F Section 4  
 Real Estate Transfer Act  
12/30/96 Date  
[Signature]  
 Buyer, Seller or Representative

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together with the tenements and appurtenances thereunto belonging.

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TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED BELOW AND INCORPORATED HEREIN BY REFERENCE.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Land Trust Officer and attested by its Assistant Secretary, the day and year first above written.

*Assistant Trust Officer*

HERITAGE TRUST COMPANY As Trustee or as Successor Trustee to Bremen Bank & Trust Company, Heritage Bremen Bank & Trust Company, County Bank & Trust Company, Heritage County Bank & Trust Company, Alsip Bank & Trust Company, and First National Bank of Lockport aforesaid.

By: *Donna J. Wroblewski*  
*Land Trust Officer*

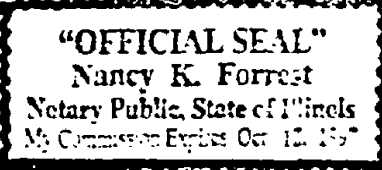
Attest: *Lynda A. Blust*  
Assistant Secretary

State of Illinois

County of Cook

I, the undersigned, A NOTARY PUBLIC, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONNA J. WROBLEWSKI, Land Trust Officer, and Lynda A. Blust, Assistant Secretary of the HERITAGE TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30TH day of DECEMBER, 19 96



*Nancy K. Forrest*  
Notary Public

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 in the case of any single demise the term of 195 years, and to renew or extend leases upon any

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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 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

THIS INSTRUMENT PREPARED BY:

HERITAGE TRUST COMPANY  
17500 Oak Park Avenue  
Tinley Park, IL 60477

FUTURE TAX BILLS TO:

OXFORD BANK AND TRUST CO.  
TRUST #484  
1100 WEST LAKE STREET  
ADDISON, IL 60101

97036482

## TRUSTEE'S DEED - NON-JOINT TENANCY

RETURN RECORDED DEED TO:

OXFORD BANK AND TRUST CO.  
TRUST #484  
1100 WEST LAKE STREET  
ADDISON, IL 60101

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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 12-30, 1996 SIGNATURE: [Signature]  
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor

30th DAY OF Dec  
NOTARY PUBLIC [Signature]  
"OFFICIAL SEAL"  
SHERYL J. GIBBLEWSKI  
Notary Public, State of Illinois  
Commission Expires 08-21-03

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 12-30, 1996 SIGNATURE: [Signature]  
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor

27th DAY OF Dec  
NOTARY PUBLIC [Signature]  
"OFFICIAL SEAL"  
SHERYL J. GIBBLEWSKI  
Notary Public, State of Illinois  
Commission Expires 08-21-03

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 OFFENSE.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

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