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GEORGE E. COLE®  
LEGAL FORMS

No. 1990  
November 1994

97053464

## DEED IN TRUST (ILLINOIS)

96-10664 LTIC  
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THE GRANTOR STANLEY DZIAWURA AND IRMA DZIAWURA,  
HIS WIFE, AS JOINT TENANTS  
of the County of COOK and State of ILLINOIS

DEPT-01 RECORDING #25.50  
T#0014 TRAN 0720 01/24/97 11:01:00  
#8744 # JW \*-97-053464  
COOK COUNTY RECORDER

for and in consideration of TEN AND NO/100  
DOLLARS, and other good and valuable considerations in hand paid,

Convey s and (WARRANT s /QUIT CLAIM s) unto

CITIZENS BANK-ILLINOIS N.A. AS TRUSTEE UNDER TRUST  
AGREEMENT DATED DECEMBER 2, 1996 AND KNOWN AS  
TRUST #960247

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 2nd  
day of DECEMBER, 1996, and known as

Trust Number 960247 (hereinafter referred to as "said trustee,"  
regardless of the number of trustees,) and unto all and every successor or  
successors in trust under said trust agreement, the following described real  
estate in the County of COOK and State of Illinois, to wit:

Above Space for Recorder's Use Only

LOTS 3 AND 4 IN WESTON'S SUBDIVISION OF BLOCK 1 IN REES' ADDITION TO BRIGHTON  
IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## LAWYERS TITLE INSURANCE CORPORATION

Permanent Real Estate Index Number(s): 17-31-300-033

Address(es) of real estate: 2307 W. 35th Street Chicago, IL 60632

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any  
part thereof: to dedicate parks, street, 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 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 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 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.

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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.

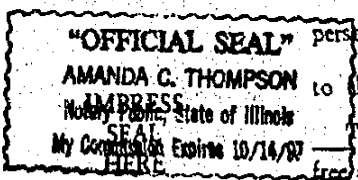
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantor \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ 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 ha\_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_  
this 19th day of DECEMBER, 19 96  
Stanley Dziawura (SEAL) Irma Dziawura (SEAL)  
STANLEY DZIAWURA IRMA DZIAWURA

State of Illinois, County of COOK si.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
STANLEY DZIAWURA AND IRMA DZIAWURA



personally known to me to be the same person, whose name 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 official seal, this 19th day of DECEMBER 19 96  
Commission expires 19 \_\_\_\_\_  
Amanda G. Thompson  
NOTARY PUBLIC

This instrument was prepared by Stanley Dziawura 2307 W. 35th St. Chicago IL 60632  
(Name and Address)

97053564  
MAIL TO: MAIL TO:  
CITIZENS BANK-ILLINOIS  
(Name)  
3322 S. Oak Park  
(Address)  
Berwyn IL. 60402  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
LAMEN FEDERAL  
(Name)  
5100 S. Lamen  
(Address)  
Chicago IL 60609  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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01-CHICAGO-01

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
REVENUE JAN 1997  
999.75

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
REVENUE JAN 1997  
999.75

0554  
REAL ESTATE TRANSFER TAX  
REVENUE  
STAMP  
JAN 24 1997

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
285.00

132.50  
REAL ESTATE TRANSFER TAX

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