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DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

LUIS R. CUESTA AND SOFIA L. CUESTA

RECORDED FOR DEED 03 13/97 09:14:10
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the CITY OF BERWYN County of COOK and State of Illinois, in consideration of the sum of TEN & NO/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to CITIZENS BANK-ILLINOIS N.A. as Trustee under the terms and provisions of a certain Trust Agreement dated the 30th day of OCTOBER, 19 96, and designated as Trust No. 960240, 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): 16-30-102-009-0000

Address(es) of Real Estate: 6905 W. Cermak Road - Berwyn, IL 60402

GRANTEE'S ADDRESS: 3522 South Oak Park Avenue, Berwyn, IL 60402

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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 100 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, deal, 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 or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement 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 waive _____ and release _____ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 30th day of October 1996

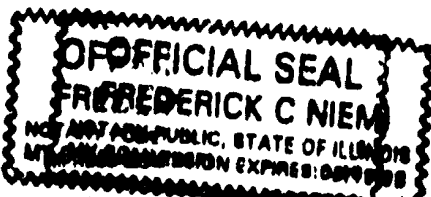
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

LUIS R. CUESTA

SOFIA L. CUESTA

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

LUIS R. CUESTA and SOFIA L. CUESTA personally known to me to be the same person^s 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 official seal this 30th day of October 1996

Commission expires 19 11/8/96 Frederick C Niemi NOTARY PUBLIC

This instrument was prepared by FREDERICK C. NIEMI - 15 Longcoron Road - Riverside, IL 60546 (NAME AND ADDRESS)

Legal Description

LOT 2 IN 22nd STREET LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 (except the East 41 acres) LYING NORTH OF RIVER SIDE PARKWAY OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 1 OF THE BERWYN CITY CODE SEC. 18-38 AS A REAL ESTATE TRANSACTION DATE 3-3-97 ILLER X

Exempt Under IIT Real Estate Transfer Tax Act, Sec. 4, Par. (e). 11/8/96
Citizens Bank - Illinois N.A.

By: Charles W. Nelson
Trust Officer

SEND SUBSEQUENT TAX BILLS TO

MAIL TO { (Name) _____
(Address) _____
(City, State and Zip) _____ }

{ (Name) _____
(Address) _____
(City, State and Zip) _____ }

OR RECORDER'S OFFICE BOX NO 288

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

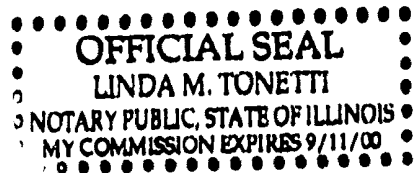
Citizens Bank-Illinois N.A. as Trustee under Trust No. 960240 and not individually.

Dated November 8, 19 96

Signature: By: *Carol Ann Weber*
Grantor or Agent
Trust Officer

Subscribed and sworn to before me by the said Carol Ann Weber, Trust Officer this 8th day of November, 19 96.

Notary Public *Linda M. Tonetti*



The grantee or his/her 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.

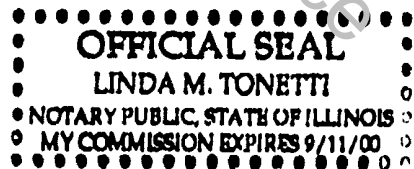
Citizens Bank-Illinois N.A. as Trustee under Trust No. 960240 and not individually.

Dated November 8, 19 96

Signature: By: *Carol Ann Weber*
Grantee or Agent
Trust Officer

Subscribed and sworn to before me by the said Carol Ann Weber, Trust Officer this 8th day of November, 19 96.

Notary Public *Linda M. Tonetti*



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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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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Property of Cook County Clerk's Office

PROPERTY RECORDS
03/13/97 09:14:00
* -97-172985
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\$25.00

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