

DEED IN TRUST

THE GRANTOR, Albert J. Belanger, a widower not remarried, of the County of Cook and the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims unto Harold J. Phelan as Trustee under the provisions of a trust agreement dated the 28th day of May, 1997, and known as The Harold J. Phelan Trust Number 1 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot Eight (8) in Block Seven (7) in Argo Fourth Addition to Summit, being a subdivision in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 13, Town 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Street Address: 7415 W. 62nd St., Summit, Illinois 60501
Real Estate Index Number: 18-13-424-016

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract to make leases and options to 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

DEPT-01 RECORDING \$27.50
T40013 TRAN 6922 05/30/97 15:10:00
#8223 : TB *-97-386293
COOK COUNTY RECORDER

97386293

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In no case shall any party dealing with the 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 the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created by this deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was fully 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 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, her or their predecessor in trust.

The claiming interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only on the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds hereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantor hereby expressly waives and releases 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 signed this deed on May 30 1907.

 (Seal)
Albert J. Belanger

9726-293

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STATE OF ILLINOIS)
) SS.
COOK COUNTY)

I, a notary public for the County and State above, hereby certify that Albert J. Belanger, a widower not remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: May 30th, 1997

Notary Public



Name and address of grantee and send future tax bills to:

Harold J. Phelan

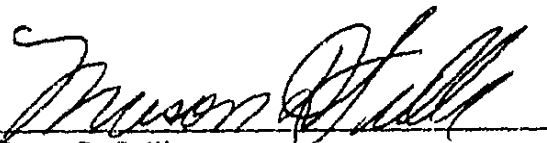
7415 W. 62nd Street

Summit, Illinois 60501

This deed was prepared by:
Mason D. Sullivan
135 South La Salle Street
Suite 3600
Chicago, Illinois 60603



This deed exempt pursuant to the provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.



Mason D. Sullivan

97002893

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Property of Cook County Clerk's Office

970500293

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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 May 29, 19 97

Signature: Harold J. Phelan

Grantor or agent

Subscribed and sworn to before me by the

said Harold J. Phelan

this 29th day of May, 19 97

Notary Public: Donielle L. Daniels



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 May 29, 19 97

Signature: Albert J. Belanger

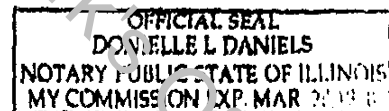
Grantee or agent

Subscribed and sworn to before me by the

said Albert J. Belanger

this 29th day of May, 19 97

Notary Public: Donielle L. Daniels



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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

2003-00126

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• COOK COUNTY RECORDER
• 48223 & TB * -97-386293
• 140013 TRAN 6922 05/20/97 15:10:00
• R DEPT-01 RECORDING \$27.50

Property of Cook County Clerk's Office

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