

DEED IN TRUST

THE GRANTOR, MILDREDA. TESAR, a widow,

of the City of Berwyn, County of Cook, and State of Illinois, in consideration of the sum of Ten and no 100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, HEREBY CONVEYS AND QUIT CLAIMS to

MILDREDA. TESAR, as Trustee of the Mildred A. Tesar Living Trust dated the 16 day of April, 1998, and any and all successor, as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

The South 6 feet of Lot 14 and Lot 15 (except the South 96 feet thereof) in Block 48 in Subdivision of Blocks 45, 47, 48, 49, 50, 51 and 52 in Circuit Court Partition in Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-31-320-033

Common Address: 3740 Clinton Avenue, Berwyn, Illinois 60402-3920

Subject to general real estate taxes for 1997 and subsequent years; all conditions and restrictions of record.

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, streets, 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 199 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.

Handwritten notes on the right margin: 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County, _____, is 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.

The Grantor hereby waives and releases 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 16th day of April, 1998.

(SEAL)

Mildred A. Tesar

(SEAL)

STATE OF ILLINOIS, COUNTY OF DuPage SS.

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 2 OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION.
DATE 4-16-98 TELLER [Signature]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MILDRED A. TESAR, a widow, 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 official seal this 16th day of April, 1998.



[Signature]
Notary Public
My Commission Expires:

Send Subsequent Tax Bills to:

James R. Hannon

Mildred S. Tesar

MAIL TO: 1301 West 22nd Street, Suite 1012

3740 Clinton Avenue

Oak Brook, Illinois 60523

Berwyn, Illinois 60402-3920



PREPARED BY: James R. Hannon, 1301 West 22nd Street, Suite 1012, Oak Brook, Illinois 60523

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 SECTION 2 REAL ESTATE TRANSFER TAX ACT.

[Signature] Attorney
Date 4-16-98 Buyer, Seller, or Representative

UNOFFICIAL COPY 78442255

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 6, 1998

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said JAMES R. STANLEY this 6th day of May, 1998.
Notary Public Randi McTeague

"OFFICIAL SEAL"
Randi McTeague
Notary Public, State of Illinois
My Commission Exp. 11/09/2001

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 6, 1998

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said JAMES R. STANLEY this 6th day of May, 1998.
Notary Public Randi McTeague

"OFFICIAL SEAL"
Randi McTeague
Notary Public, State of Illinois
My Commission Exp. 11/09/2001

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