

Deed in Trust
WARRANTY DEED

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1998-08-04 13:42:44
Cook County Recorder

EVERGREEN
BANK

3101 West 95th Street
Evergreen Park, Illinois 60642
(708) 422-6700

This Indenture Witnesseth, That the Grantor, Alphonse F. Balabon and Dorothy K. Balabon,
husband and wife

of the County of Cook and State of Illinois for and in consideration of TEN (\$10,000)
and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and
Warrant unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking association
existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee under the provisions of
a trust agreement dated the 27th day of February, 1998, known as Trust Number 15867
the following described real estate in the County of Cook and State of Illinois, to-wit:

That part of Lot 2 in Brayton Farms described as follows: Commencing at the Northwest
corner of the said Lot 2 running thence East along the North line of the said Lot 2,
75 feet; thence South parallel with the West line of the said Lot 2, 290.4 feet;
thence West parallel with the North line of the said Lot 2, 75 feet to the West line
of the said Lot 2 and thence North along the West line of the said Lot 2 to the place
of beginning, said Brayton Farms, being a Subdivision in the North half of Section
27, Township 37 North, Range 13, East of the Third Principal Meridian, according
to the plat thereof recorded May 11, 1917 as Document 6102342 in Cook County, Illinois.

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

Property Address: 119th West 119th Place, Alsip, Illinois 60803

Permanent Tax Identification No(s): 24-27-206-023-0000

Exempt under provisions of Paragraph (c)
Section 4, Real Estate Transfer Tax Act.

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in any trust
agreement set forth. 2-27-98 Bernard F. Lord
Date Mayor, Seller or Representative

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 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 198 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 pur-
chase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to parti-
tion 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 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 S hereby expressly waive S and release S 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 S aforesaid have hereunto set their hand S and seal this 27th day of February A.D. 1998

(SEAL) Alphonse F. Balabon (SEAL) Dorothy K. Balabon
Alphonse F. Balabon Dorothy K. Balabon

(SEAL) _____ (SEAL) _____

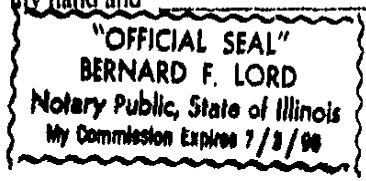
NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

State of Illinois
County of Cook

I, Bernard F. Lord a Notary Public in and for said County, in the State aforesaid, do hereby certify that Alphonse F. Balabon and Dorothy K. Balabon, husband and wife

personally known to me to be the same person S whose name S 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 seal this 27th day of February A.D. 1998



Bernard F. Lord
Notary Public
My commission expires July 3, 1998

Impress seal here
Mail recorded instrument to:
Dorothy K. Balabon
4300 W. 119th Place
Alsip, IL 60803

Mail future tax bills to:
Dorothy K. Balabon
4300 West 119th Place
Alsip, Illinois 60803

This instrument was prepared by:
ATTORNEY AT LAW
2940 W. 95th Street
Evergreen Park, IL 60805

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