

DEED IN TRUST

(QUIT CLAIM)



(The Above Space for Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor, PHYLLIS H. ARNESEN, a widow not since remarried, of the County of Cook and State of ~~Illinois~~; for and in consideration of Ten (\$10.00) and 00/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims to PHYLLIS H. ARNESEN, of Cook County, Illinois, as Trustee under the provisions of a Trust Agreement dated February 8, 1991 and known as the Phyllis Arnesen Revocable Trust, the following described real estate in the County of Cook, State of Illinois:

Lot 12 in the Resubdivision of Lots 2 and 3 in Block 7 in Turner Park Land Association's Subdivision of that part of the West half of the North West quarter of Section 28, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of Grand Avenue in Cook County, Illinois.

Commonly known as: 3001 Ernst Street, Franklin Park, IL 60131
PIN # 12-28-110-030-0000

TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts for the uses and purposes herein in said 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, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said property as

BOX 333-CTI

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Complete Under Dual Patent To Refer Tax And Sale

Janis Deed

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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 successor in trust all of the title, estate, power 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 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 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 an 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.

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 co-trustees, 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 co-trustees in relation to this 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 the 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 the Indenture and

said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said co-trustees were 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.

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 not 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, PHYLLIS H. ARNESEN, 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.

The grantor has set her hand and seal on *Co. Table* 13, 1997.

Phyllis H. Arnesen

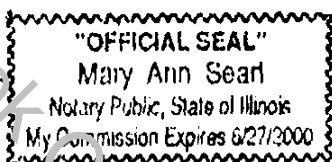
Phyllis H. Arnesen
A662-6081-2862

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for the County and State, CERTIFY that PHYLLIS H. ARNESEN, 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 13th day of APRIL, 1997.

Mary Ann Searl
NOTARY PUBLIC



My commission expires 4/27/2000, 199 .

Prepared by : Janna Dutton, 300 W. Washington, Suite 1304,
Chicago, Illinois 60606

Address of Property: 3001 Ernst Street

Franklin Park, IL 60131

(The above address is for statistical purposes only and is not part of this deed.)

Mail Recorded
Document to :

Janna Dutton

Janna Dutton & Associates, P.C.

300 W. Washington, Ste. 1304

Chicago, IL 60606

UNOFFICIAL COPY

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Mail Subsequent Tax
Bills to :

Phyllis H. Arensen

3001 Ernst Street

Franklin Park, IL 60131

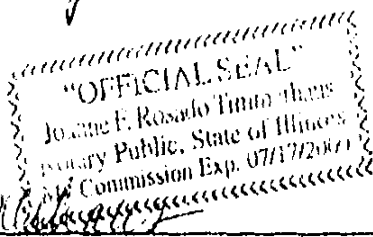
Property of Cook County Clerk's Office

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 Nov 23, 19 97 Signature: Janna Dutton
Grantor or Agent

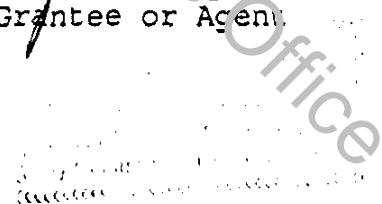
Subscribed and sworn to before me by the said Janna Dutton this 25th day of November 19 97.
Notary Public Jeanne Rosado Summerhauer



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, 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 Nov 25, 19 97 Signature: Janna Dutton
Grantee or Agent

Subscribed and sworn to before me by the said Janna Dutton this 25th day of November 19 97.
Notary Public Jeanne Rosado Summerhauer



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C 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.)