

## DEED IN TRUST

## MAIL RECORDED DEED TO:

BERNICK & BERNICK, LTD.  
Attorneys-at-Law  
5500 South Sawyer Avenue  
Chicago, Illinois 60629

## TAX BILLS TO:

GERALDINE B. BIEL  
7800 West 79th Street  
Unit 3 East  
Bridgeview, Illinois 60455

(The Above Space For Recorder's Use Only)

THIS INDENTURE, WITNESSETH, that the Grantor GERALDINE B. BIEL, a woman never having been married-----

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00)-----Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto BRIDGEVIEW BANK AND TRUST COMPANY, an Illinois Corporation, 7940 South Harlem Avenue, Bridgeview, Illinois 60455, as Trustee under the provisions of a Trust Agreement dated the 7th day of November 19 97, known as Trust Number 1-2588, the following described real estate in the County of Cook and State of Illinois, to-wit: Unit 3E in Deanna's Place Condominium as delineated on a Survey of the following described real estate: Lot 2 in Szkirpan's 14th Resubdivision of Lots 24, 25, 26, 27, 28, 29, 30 and 31 and the South 1/2 of the vacated alley lying North of and adjoining said Lots in Frank De Lugach's 79th Street Highlands, being a Subdivision of the South 1/2 of the East 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 25, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit A to the Declaration Of Condominium recorded as Document 97816315 together with its undivided percentage interest in the common elements.

Also the exclusive right to the use of G-4, a limited common element as delineated on the Declaration and Survey aforesaid.

18-25-312-025-0000, 18-25-312-026-0000,  
Permanent Real Estate Index Number(s): 18-25-312-027-0000 and 18-25-312-028-0000  
Address(es) of Real Estate: 7800 West 79th Street, Unit 3 East, Bridgeview, Illinois 60455

THE TERMS AND CONDITIONS APPEARING ON PAGES 2 AND 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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And the said grantor . . . hereby expressly waives . . . and release . . . any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, \_\_\_\_\_ and seal \_\_\_\_\_ hereunto set her hand \_\_\_\_\_ January 19 98 \_\_\_\_\_ day of \_\_\_\_\_

(Seal) \_\_\_\_\_  
Handwritten signature: *Melanie B. Bird*

(Seal) \_\_\_\_\_

(Seal) \_\_\_\_\_

(Seal) \_\_\_\_\_

STATE OF ILLINOIS  
SS. COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that GERALDINE B. BIEL, a woman never having been

married \_\_\_\_\_

personally known to me to be the same persons whose name \_\_\_\_\_ subscribed to

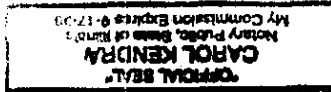
the foregoing instrument, appeared before me this day in person and acknowledged that

she \_\_\_\_\_ signed, sealed and delivered the said instrument as her free and

voluntary act, for the state and purposes therein set forth, including the release and the

waiver of the right of homestead.

Given under my hand and notarial seal this \_\_\_\_\_ 16th \_\_\_\_\_ day of January \_\_\_\_\_ 19 98.



Notary Public

Handwritten signature: *Carol Kendra*

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion by lease 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) the said Trustee, or any successor in trust, 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 a 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.

This conveyance is made upon the express understanding and conditions that neither Bridgeview Bank and Trust Company individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Bridgeview Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 limitation", or words of similar import, in accordance with the statute in such case made and provided

This Instrument was prepared by:

ALAN J. BERNICK, Attorney-at-Law

5500 South Sawyer Avenue

Chicago, Illinois 60629

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH

  e   SECTION 4, REAL ESTATE

TRANSFER ACT.

DATE: 11/19/98

[Signature]  
Buyer, Seller or Representative

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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 January 16th, 1998. Signature: Richard B. Biel  
Grantor ~~Richard B. Biel~~

Subscribed and sworn to before me by the said Grantor this 16th day of January 1998. Notary Public: Carol Kendra

CAROL KENDRA  
Notary Public, State of Illinois  
My Commission Expires 9-17-99

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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.

BRIDGEVIEW BANK AND TRUST COMPANY,  
as Trustee, under Trust No. 1-2588

Dated January 16th, 1998. Signature: BY: Richard B. Biel  
~~Grantor~~ Agent

Subscribed and sworn to before me by the said Agent this 16th day of January 1998. Notary Public: Carol Kendra

OFFICIAL SEAL  
CAROL KENDRA  
Notary Public, State of Illinois  
My Commission Expires 9-17-99

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.

(Such a deed or assignment is recorded in Cook County, Illinois, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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1/10/2020

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