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SPECIAL WARRANTY
DEED IN TRUST

EEPT-01 RECORDING

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COOK COUNTY RECORDER

[SPACE ALOVE FOR RECORDER]

THIS INDENTURE made this find day of February, 1998 between BANKERS TRUST COMPANY, AS TRUSTEE, c/o 2028 E. First St., Suite 120, Santa Ana, California, a CALIFERNIA corporation duly authorized to transact business in the State of Illinois, party of the first part, and SUBURBAN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1998 AND KNOWN AS TRUST NUMBER 1-1562 of 9901 S. Western Ave., Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

LOT 25 IN BLOCK 9 IN WILLIAM R. KERR'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1892 AS DOCUMENT 1746845 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-29-109-012-0000

COMMONLY KNOWN AS: 12129 S. Bishop, Chicago, Illinois 60643

TO HAVE AND TO HOLD the said premises 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 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 commerce in praesenti or 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

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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 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.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises of 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 aquire 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 (a) or 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 pustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease rightgage 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.

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 o to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

SUBJECT TO: General taxes for the year 1997 and subsequent years taxes; building lines and building laws and ordinances; zoning laws and ordinances; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; and party wall rights and agreements.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to: only the matters stated herein, but not otherwise.



IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to those

|   |  |                           |                        |                      | Attorney-in<br>Y, as trustee          |
|---|--|---------------------------|------------------------|----------------------|---------------------------------------|
|   | Ву:                                    |                           |                        | <u> </u>             |                                       |
|   | Joann :<br>A                           | Conting<br>Classicalities |                        |                      |                                       |
| This instrument prepared                                | by: James E. Gorman                    | & Assoc., 10              | 644 S. West            | ern Ave.,            | Chicago, IL 60643                     |
| STATE OF LALLACE  |  |                           |                        |                      |                                       |
| COUNTY OF Jung  | ) \$\$:<br>)                           |                           |                        |                      |                                       |
| I, the undersigned, a notal<br>HEREBY CERTIFY TH        |  |                           |                        |                      |                                       |
| BANKERS TRUST COM                                       | TION ONE MORTO                         | GAGE CORP                 | AS AT                  | TORNEY               | IN-FACT FOR                           |
| known to me to be the san                               | ue person whose name                   | is subscribed             | to the fore            | going inst           | rument, appeared                      |
| before me this day in per<br>delivered the said instrum | nent pursuant to author                | ority, given b            | y the corp             | oration as           | his/her free and                      |
| voluntary act, and as the purposes therein set forth.   | free and volumers a                    | ct and deed               | of said con            | poration,            | for the uses and                      |
| •   | and and Notarial Scal                  | والمراز المراز            | af Eakann              | 1000                 | ,                                     |
|   | RIE KAYE                               | unis o day                | of Leptus:             | ry, 1998.<br>/       | · · · · · · · · · · · · · · · · · · · |
| Commission Notary Pub                                   | on 4 11191 <b>98</b><br>or Cultifornia |                           | Pilite                 | $a \wedge$           | dyc.                                  |
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| MAIL TO:  |  |                           | QUENT TA               |                      |                                       |
|   |  | FLAG                      | U/                     |                      | PSc.                                  |
| INA WILKINS   |  | (,,,,                     | S 5 16%                | 1 dex                |                                       |
| INA WILKINS   |  | 10035                     | j 5.606                | rskexe.<br>Land      | 20                                    |
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| O BOX 1110<br>COM MARK 12                               |  | 10035<br>CH101            | j 8. wi<br>1960 - 16   | 2.5 kir r<br>1 - 606 | . 730                                 |

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