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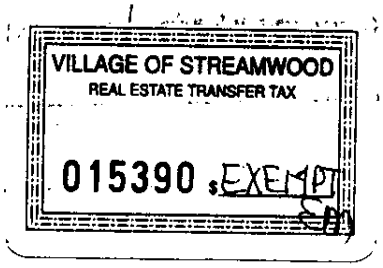
Cook County Recorder 29.50

DEED IN TRUST
(ILLINOIS)



THE GRANTOR

LEONA A. KAZMER, a/k/a
LE ANNE (LEONA) KAZMER, a widow

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quitclaim unto

(The Above Space For Recorder's Use Only)

LEONA A. KAZMER
415 Streamwood Blvd.
Streamwood, IL 60107

as Trustee under the provisions of a trust agreement dated the 19th day of January, 1999, and known as LEONA A. KAZMER LIVING TRUST, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit:

1. Unit 1-"H" in Parkway Circle Condominiums as delineated on survey of Lot 1 and Lot 2 in Kisla's Subdivision of part of the East ½ of Section 1, Township 40 North, Range 12 East of the Third Principal Meridian, (excepting from the aforesaid Lot 2, that part taken for Kisla's 2nd Subdivision of part of the East ½ of Section 1 aforesaid); also

   Lot 1 in Kisla's 2nd Subdivision of part of the East ½ of Section 1, Township 40 North, Range 12, East of the Third Principal Meridian, and a Resubdivision of part of Lot 2 in Kisla's Subdivision of said East ½ of Section 1, according to the plat thereof recorded September 10, 1957 as Document Number 17007741, in Cook County, Illinois; also

   That part of the East ½ of Section 1, Township 40 North, Range 12 East of the Third Principal Meridian, bounded and described as follows:

   Commencing at a point which is located by measuring from the North West Corner of the East ½ of Lot 1 of the North East 1/4 of Section 1; Thence South along the West line of said East ½ of said Lot 1, 990 feet; Thence North 87 degrees 00 minutes East, 705.4 feet

S-4
R-4
M-N
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$29.50
DTK

more or less to the East line of land conveyed to Josephine Krick by Solomon H. Burhans and wife, Deed dated August 25, 1871 and recorded as Document Number 74892, in the Recorder's Office of said County in Book 137, Page 501; Thence South 02 degrees West along the East line of land conveyed by said Deed to Josephine Krick, to the South line of Peterson Avenue as dedicated by Deed recorded December 17, 1946 as Document Number 13964108, being the point of beginning of the following described Tract, described as follows:

Running thence South 02 degrees West along said East line, a distance of 150 feet to a point; Thence West parallel with the South line of Peterson Avenue, a distance of 100 feet to a point; Thence North 02 degrees East and parallel with said East line above described, a distance of 150 feet to the South line of Peterson Avenue; Thence East of said South line of Peterson Avenue, a distance of 100 feet to the point of beginning, in Cook County, Illinois, (hereinafter referred to as parcel), which survey is attached as exhibit "A" to Declaration of Condominium made by the First National Bank of Highland Park as Trustee under Trust Agreement dated July 14, 1972 and known as Trust Number 1361 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 23951433, together with an undivided 100 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois.

Property Address: 5975 N. Odell, Unit 1H, Chicago, Illinois 60631
Permanent Index No: 12-01-401-039-1007 310

2. Lot Seven Hundred Fifty Three (753) in Woodland Heights Unit Two, being a Subdivision in Sections 23 and 26, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 28, 1958 as Document Number 1831943.

Property Address: 415 Streamwood Blvd., Streamwood, Illinois 60103
Permanent Index No.: 06-23-204-022-0000 060

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 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 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 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 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 agreements 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 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 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 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 19th day of January, 1999.

Leona A Kazmer (SEAL)
LEONA A. KAZMER, a/k/a LE ANNE (LEONA) KAZMER

State of Illinois, County of Lake SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEONA A. KAZMER, a/k/a LE ANNE (LEONA) KAZMER, 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 19th day of January, 1999.

OFFICIAL SEAL
MELISSA QUIRKE
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES:08/23/02

Melissa Quirke
NOTARY PUBLIC

This instrument was prepared by WILLIAM M. GRAHAM, P.O. Box U, Libertyville, Illinois 60048

MAIL TO:

WILLIAM M. GRAHAM
P.O. Box U
Libertyville, IL 60048

SEND SUBSEQUENT TAX BILLS TO:

Mrs. Leona A. Kazmer
415 Streamwood Blvd.
Streamwood, IL 60107

Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act

Date: January 19th 1999

Leona A Kazmer
Signature of Buyer, Seller or Representative

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 January 19th, 1999 Signature: Lena A Kaymer
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 19 day of January, 19 99.
Notary Public Melissa Quirke

OFFICIAL SEAL
MELISSA QUIRKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/23/02

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 Illino 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 January 19th, 1999 Signature: Lena A Kaymer
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 19 day of January, 19 99.
Notary Public Melissa Quirke

OFFICIAL SEAL
MELISSA QUIRKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/23/02

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.

(Atach 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.)