

DEED IN TRUST
(ILLINOIS)

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THE GRANTOR THOMAS MONTALBANO
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 S and (~~WARRANT~~ /QUIT CLAIM S)* unto
PIONEER BANK & TRUST COMPANY,

(Name and Address of Grantee)
as Trustee under the provisions of a trust agreement dated the 30th
day of August, 1957, and known as

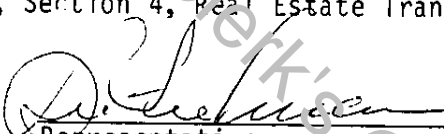
Trust Number 11301 (hereinafter referred to as "said trustee,"
regardless of the number of trustees,) and unto all and every successor or
successors in trust under said trust agreement, the following described real
estate in the County of Cook and State of Illinois, to wit:

Above Space for Recorder's Use Only

Lot One (1) in Block Four (4) in O. C. Braese's Subdivision of the East Half
(E 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section
One (1), Township Thirty-nine North (39 N), Range Twelve (12), East (E) of the
Third (3rd) Principal Meridian, in Cook County, Illinois:

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax
Act.

November 26, 1996
Date


Representative

Permanent Real Estate Index Number(s): 15-01-207-013

Address(es) of real estate: 1446 Monroe Street, River Forest, Illinois

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, street, 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 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 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 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 waive \$_____ and release \$_____ 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 ha \$_____ hereunto set his hand _____ and seal _____ this 25th day of November, 1996.

Thomas Montalbano (SEAL) _____ (SEAL)
THOMAS MONTALBANO

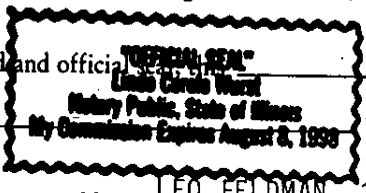
State of Illinois, County of C O O K s.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
THOMAS MONTALBANO

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 _____ he _____ signed, sealed and delivered the said instrument as _____ his _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS
SEAL
HERE

Given under my hand and official seal this 25th day of November 1996
Commission expires _____ 19_____
Linda Carole Wurst
NOTARY PUBLIC



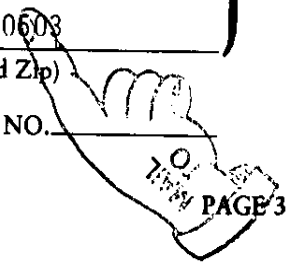
This instrument was prepared by LEO FELDMAN, 11 East Adams Street, Chicago, Illinois 60603
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { LEO FELDMAN
(Name)
11 East Adams Street, Suite 800
(Address)
Chicago, Illinois 60603
(City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO:
Thomas Montalbano and Patricia Montalbano
(Name)
1446 Monroe Street
(Address)
River Forest, Illinois
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



UNOFFICIAL COPY

Deed in Trust

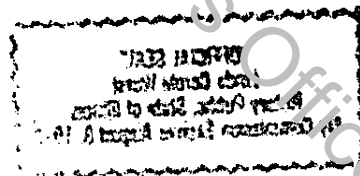
THOMAS MONTALBANO

TO

PIONEER BANK & TRUST COMPANY, AS Trustee

Under Trust No. 11301,

Property of Cook County Clerk's Office



GEORGE E. COLE®
LEGAL FORMS