



GUARANTY TRUST
COMPANY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Evelyn R. Sparks and Mary E. Sparks, of the County of Cook and State of Illinois for and in consideration of TWO Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the GUARANTY TRUST COMPANY, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 1ST day of APRIL, 1999, known as Trust Number 6999-009, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit 101, as delineated on Plat or Survey of the following described parcel of real estate (hereinafter referred to as "PCL"): The South 1/2 of Lot 3, all of Lots 4, 5 and 6 (except that part of Lots 5 and 6 which lies Northwesterly of a line drawn from a point in the Northerly line of Lot 5, said point being 67.0 feet Southwesterly of the Northwesterly corner of Lot 5, to a point in the Southerly line of Lot 6, said point being 65.0 feet Southwesterly of the Southwesterly corner of Lot 6 in H.P. Kelder's Resubdivision of Lots 12 to 17 inclusive in Block 64 in Norwood Park, a Subdivision in Section 6, Township 40 North, Range 13, East of the Third Principal Meridian, which plat of Survey is attached as Exhibit "C" to Declaration of Condominium made by First Bank of Oak Park, a Corporation of Illinois, as Trustee under Trust Agreement dated August 1, 1968, and known as Trust Number 0404, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22452654 together with an undivided percent 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) all in Cook County, Illinois.

Permanent Tax Number: 13-06-110-052-1005

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 re-subdivide 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, to pledge or otherwise to 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 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.

Street address of above described property: Unit 101, 6800 West Raven, Chicago, IL 60631-2525

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, her, 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.

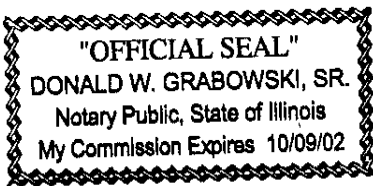
And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand and seal this 1st day of APRIL, 1999.

Evelyn R. Sparks (Seal) Mary E. Sparks (Seal)
Evelyn R. Sparks (Seal) Mary E. Sparks (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 Evelyn R. Sparks and Mary E. Sparks, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 1st day of APRIL, 1999

Donald W. Grabowski, Sr.
Notary Public

Mail this recorded instrument to:
Guaranty Trust Company
33 North Dearborn Street
Suite 1830
Chicago, Illinois 60602-3108

Mail future tax bills to:
Evelyn R. Sparks
Unit 101
6800 W. Raven
Chicago, Illinois 60631-2525

This instrument prepared by:
Donald W. Grabowski, Sr.
5858 North Milwaukee Avenue
Chicago, IL 60646



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45

sub par. 12 and Cook County Ord 93-0-27 par. _____

Date 4-12-99 sign. D.W. Grabowski, Sr.

UNOFFICIAL COPY

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 APRIL 1, 1999

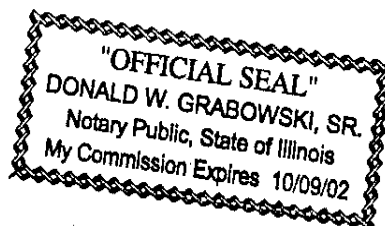
Signature *Evelyn R Sparks*
Grantor or Agent
EVELYN R. SPARKS

Subscribed and sworn to before me

by the said EVELYN R. SPARKS

this 1st day of APRIL, 1999

Donald W. Grabowski (Seal)
Donald W. Grabowski
Notary Public



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 to acquire and hold title to real estate under the laws of the State of Illinois.

Dated APRIL 1, 1999

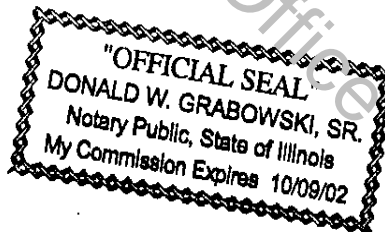
Signature *Mary E. Sparks*
Grantee or Agent
MARY E. SPARKS

Subscribed and sworn to before me

by the said MARY E. SPARKS

this 1st day of April, 1999

Donald W. Grabowski (Seal)
Donald W. Grabowski
Notary Public



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.

(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.)