WARRANTY DEED IN TRUST

3577891

Form XX-0998

THE ABOVE SPACE FOR RECORDER'S USE

THIS INDENTURE WITNESSETH, That the Grantor HIBCO INVESTMENTS

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, Conveys and warrant s unto the FIRST UNITED TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of December, 19 86, known as Trust Number 9835, the following described real estate in the County of Cook and State of Illinois, to-wit:

H A Ball Jr

P.I.N. 16-07-403-041-0000

515 S. Blvd. Oak Park, Ill.

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 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.

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 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 s hereunto set its hand and seal this 16th day of December 19 86

HIBCO INVESTMENTS

(Seal) By: [signature] (Seal)

Howard I. Bass

(Seal) (Seal)

State of Illinois, County of Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Howard I. Bass, sole owner of HIBCO INVESTMENTS

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.

Given under my hand and notarial seal this 16 day of December 19 86

My Commission Expires Mar. 14, 1990

D. Bauer

Notary Public

Mail to:
Donna Kogut
7375 W. North Ave.
River Forest, IL 60305

FIRST UNITED TRUST COMPANY

515 South Blvd., Oak Park, IL

For information only insert street address of above described property

This document prepared by
HOWARD I. BASS, ESQ.
30 N. LaSalle St.
Chicago, IL 60602

Cook County REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT-1'86
P.B. 11434
≡ 7 5.0 0
0 2 1 8 3 1

Oak Park Real Estate Transfer Tax $500

Oak Park Real Estate Transfer Tax $50

Oak Park Real Estate Transfer Tax $500

3577891

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE OCT-2'86
P.B. 10693
≡ 7 5.0 0
0 2 2 2 4 5

Document Number

STL 8654780

192

The West 1/2 of Lot 4 and the East 31.60 feet of Lot 5 in Block 42 in the Village of Ridgeland, being a Subdivision of the East 1/2 of the East 1/2 of Section 7, and also the North West 1/4 and the West 1/2 of the West 1/2 of the South West 1/4 of Section 8, all in Township 39 North, Range 13 East of the Third Principal Meridian, (except that part thereof lying Westerly and Southerly of the following described line, to-wit: Beginning at the intersection of the North Line of said Lot 5 with the West Line of the East 31.60 feet of said Lot 5 aforesaid; thence Southerly along a line parallel with the East Line of said Lot 5, 96.04 feet; thence Easterly parallel with the South Line of said Lot 5, 3.0 feet; thence Southerly parallel with the Easterly Line of said Lot 5, 9.0 feet; thence Easterly parallel with the South Line of said Lot 5, 22.0 feet; thence Southerly parallel with the Easterly Line said Lot 5, 45.0 feet to the South Line of said Lot 5 being the terminus of the Line herein described) all in Cook County, Illinois;

3577831