

2594236
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ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: THE FIRST MORTGAGE CORPORATION, a Corporation organized and existing under and by virtue of the laws of the State of Illinois, and authorized to do business in Illinois and having its principal office and place of business in the City of Flossmoor, State of Illinois. Party of the First Part, for value received, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, sell, assign, bargain, transfer and set over unto: Mellon Financial Services Corporation #8

Part of the Second Part, its successors and assigns, a certain indenture of mortgage dated the 23rd day of February, 1987 made by: ALAN LESNIEWICZ AND JO ANN M. LESNIEWICZ, HIS WIFE

to it, securing the payment of one promissory note therein described for the sum of FORTY TWO THOUSAND TWO HUNDRED SIXTY EIGHT AND 00/100

DOLLARS (\$ 42,268.00)
and all right, title and interest in and to the premises situated in the County of COOK and State of Illinois and described in said mortgage as follows:
to wit:

LOT 29 IN BLOCK 7 IN WATERMAN'S ADDITION TO MORRELL PARK AND ELSDON BEING A SUBDIVISION OF THE EAST 3/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX I.D. #19-11-407-043

PROPERTY ADDRESS: 5248 S. TRUMBULL AVENUE
CHICAGO, ILLINOIS 60632

Which said mortgage is Recorded in the office of the Recorder of COOK County, in the State of Illinois, in Book _____ at Page _____ as Document No. 3594235 together with the said note therein described, and the money due or to grow due thereon, with the interest: TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, forever; subject only to the provisions contained in the said indenture of mortgage.
IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in its name by its President, and attested by its Assistant Secretary and its corporate seal to be hereunto affixed this 23rd day of February, A.D. 1987

ATTEST

(SEAL)

Diane Sweeney
Diane Sweeney Assistant Secretary

BY

Marie Roche
Marie Roche Assistant Vice President

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers of THE FIRST MORTGAGE CORPORATION and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth, and the said Assistant Secretary did also then and there acknowledge that she as custodian of the seal of said Corporation did affix the said corporate seal to said instruments as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of February, A.D. 1987

This Instrument Prepared by:
MARIE ROCHE
The First Mortgage Corporation
19831 GOVERNORS HIGHWAY
FLOSSMOOR, ILLINOIS 60422

Kathy Richards
NOTARY PUBLIC

My Commission Expires Nov. 19, 1987

3594236

MT# 3268912

Original follows with Notary Public Seal

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1957 FEB 24 PM 1:51

REGISTERED YOURSELF
REGISTERED THESE

3594236

IN DUPLICATE

3594236

IDENTIFIED No.	SAFECC
Registrar of Torrens Titles HARRY BUS' YOURELL	

SAFECC TITLE INSURANCE CO.
2 N. LA SALLE ST.
SUITE 1700
CHICAGO, ILL.

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Property of
Clerk of
County Clerk's Office

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, at Chicago, Illinois, this _____ day of _____, 19__.

Notary Public in and for the State of Illinois

My Commission Expires _____

My Office is located at _____

My Office Hours are _____

My Office is open _____

My Office is closed _____

My Office is open _____

My Office is closed _____

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STATE SEAL

ARTICLE II

I leave all of my watches, jewelry, collections, sporting goods, and other personal effects of which I am the sole owner at the time of my death to my son, DONALD W. GRAHAM, JR., if he survives me by 30 days, and I give all other personal and household effects, automobiles, and tangible personal property to my wife, JEANNE, if she survives me by 30 days, otherwise to my children who so survive me to be divided equally among them as they agree. My Executor shall sell any property as to which there is no agreement within 60 days after admission of this Will to probate and shall add the proceeds to the residue of my estate.

ARTICLE III

If my wife survives me, I give to my said wife the smallest pecuniary amount which, if allowed as a Federal estate tax marital deduction, would result in the least possible Federal estate tax being payable by reason of my death. In determining the pecuniary amount my Executor shall consider the credit for State death taxes only to the extent those taxes are not thereby incurred or increased, and shall assume that all payments and legacies under the preceding Articles of this Will have been made or satisfied in full. I shall be deemed to have survived my wife if she and I die under such circumstances that there is no sufficient evidence that we died otherwise than simultaneously.

My Executor shall select and distribute to my wife the cash, securities and other property, including real estate and interests therein, which shall constitute the bequest, employing for the purpose values current at the time or times of distribution. No asset or proceeds of any asset shall be selected as to which a marital deduction is not allowable. If my estate depre-

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ciates in value after the applicable Federal estate tax valuation date and as a result is insufficient to satisfy in full all pecuniary legacies under this Will, those legacies shall abate proportionately.

In the administration of the trust hereinafter established, my wife shall not be deemed to have predeceased me by reason of having disclaimed any part or all of this bequest.

ARTICLE IV

All the residue of my estate, wherever situated, including lapsed legacies and devises, but expressly excluding any property over which I may have power of appointment at my death, I give to JOSEPH A. BENJAMIN as Trustee, to be held and disposed of as follows:

(a) If my wife survives me, then commencing with my death the Trustee shall pay the income from the trust estate in convenient installments, at least quarterly, to her during her lifetime.

(b) The Trustee may also pay to my wife such sums from principal as the Trustee deems necessary or advisable from time to time for her health and maintenance in reasonable comfort, and for the health, support in reasonable comfort, and education (including postgraduate) of any child of mine who may be dependent upon her, considering the income of each of them from all sources known to the Trustee. No payment made for a child of mine shall be charged against the share hereinafter provided for the child or his or her descendants.

(c) Upon the death of my wife, or upon my death if my wife does not survive me, the Trustee shall distribute the trust estate to my then living descendants, per stirpes, subject to subsequent hold back provisions for descendants under the age of 21 years.

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(d) Each share of the trust estate which is distributable to a descendant who has not reached the age of 21 years shall immediately vest in the descendant, but the Trustee shall (1) establish therewith a custodianship for the descendant under a Uniform Transfer to Minors Act, or (2) retain possession of the share as a separate trust until the descendant reaches the age of 21 years, meanwhile paying to or for the benefit of the descendant so much or all of the income and principal of the share as the Trustee deems necessary or advisable from time to time for his or her health, maintenance in reasonable comfort, education (including postgraduate) and best interests, and adding to principal any income not so paid.

ARTICLE V

The following provisions shall apply to the trust estate and to each trust under this Will:

(a) If income or discretionary amounts of principal become payable to a minor or to a person under legal disability or to a person not adjudicated incompetent but who, by reason of illness or mental or physical disability, is in the opinion of the Trustee unable properly to manage his or her affairs, then such income or principal shall be paid or expended only in such of the following ways as the Trustee deems best: (1) to the beneficiary directly; (2) to the legally appointed guardian or conservator of the beneficiary; (3) to a custodian for the beneficiary under a Uniform Gifts to Minors Act; (4) by the Trustee directly for the benefit of the beneficiary; (5) to an adult relative or friend in reimbursement for amounts properly advanced for the benefit of the beneficiary.

(b) The interests of beneficiaries in principal or income shall not be subject to the claims of any creditor, any spouse for alimony or support, or

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others, or to legal process, and may not be voluntarily or involuntarily alienated or encumbered. This provision shall not limit the exercise of any power of appointment.

(c) Income received after the last income payment date and undistributed at the termination of any estate or interest shall, together with any accrued income, be paid by the Trustee as income to the persons entitled to the next successive interest in the proportions in which they take that interest.

(d) For convenience of administration or investment, the Trustee may hold the several trusts as a common fund, dividing the income proportionately among them, assign undivided interests to the several trusts, and make joint investments of the funds belonging to them. The Trustee may consolidate any separate trust with any other trust with similar provisions for the same beneficiary or beneficiaries.

(e) The Trustee shall hold, manage, care for and protect the trust property and shall have the following powers and, except to the extent inconsistent herewith, those now or hereafter conferred by law:

(1) To retain any property (including stock of any corporate Trustee hereunder or of a parent or affiliate company) originally constituting the trust or subsequently added thereto, although not of a type, quality or diversification considered proper for trust investments;

(2) To invest and reinvest the trust property in bonds, stocks, mortgages, notes or other property of any kind, real or personal, suitable for the investment of trust funds;

(3) To cause any property, real or personal, belonging to the trust to be held or registered in the Trustee's name or in the name of a nominee or in such other form as the Trustee deems best without disclosing the trust relationship;

(4) To vote in person or by general or limited proxy, or refrain from voting, any corporate securities for any purpose, except that any security as to which the Trustee's possession of voting discretion would sub-

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ject the issuing company or the Trustee to any law, rule or regulation adversely affecting either the company or the Trustee's ability to retain or vote company securities, shall be voted as directed by the beneficiaries then entitled to receive or have the benefit of the income from the trust; to exercise or sell any subscription or conversion rights; to consent to and join in or oppose any voting trusts, reorganizations, consolidations, mergers, foreclosures and liquidations and in connection therewith to deposit securities and accept and hold other property received therefor;

(5) To lease trust property for any period of time though commencing in the future or extending beyond the term of the trust;

(6) To borrow money from any lender, including a Trustee hereunder individually, extend or renew any existing indebtedness and mortgage or pledge any property in the trust;

(7) To sell at public or private sale, contract to sell, convey, exchange, transfer and otherwise deal with the trust property and any reinvestments thereof from time to time for such price and upon such terms as the Trustee sees fit;

(8) To employ agents, attorneys and proxies and to delegate to them such powers as the Trustee considers desirable;

(9) To compromise, contest, prosecute or abandon claims in favor of or against the trust;

(10) To divide or distribute the trust property in cash or in kind, or partly in each, or in undivided interests or in different assets or disproportionate interests in assets; to value the trust property for such purposes; and to sell any property in order to make division or distribution;

(11) To deal with, purchase assets from, or make loans to, the fiduciary of any trust made by me or any member of my family or a trust or estate in which any beneficiary under this Will has an interest, though a Trustee hereunder is such fiduciary;

(12) To establish out of income and credit to principal reasonable reserves for depreciation, obsolescence and depletion;

(13) To transfer the situs of any trust property to any other jurisdiction as often as the Trustee deems it advantageous to the trust, appointing a substitute Trustee to himself to act with respect thereto; and in connection therewith, to delegate to the substitute Trustee any or all of the powers given to the Trustee, who may elect to act as advisor to the substitute Trustee and shall receive reasonable compensation for so acting; and to remove any acting substitute Trustee and appoint another, or reappoint himself, at will; and

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(14) To perform other acts necessary or appropriate for the proper administration of the trust, execute and deliver necessary instruments and give full receipts and discharges.

(f) The Trustee shall render an account of his receipts and disbursements at least annually to each adult income beneficiary. The Trustee shall be reimbursed for all reasonable expenses incurred in the management and protection of the trust and shall receive fair compensation for his services. The Trustee's regular compensation shall be charged half against income and half against principal, except that the Trustee shall have full discretion at any time or times to charge a larger portion or all against income without being limited to circumstances specified by State law.

(g) If at any time a trust hereunder has a market value as determined by the Trustee of \$50,000 or less, the Trustee may in his discretion terminate the trust and distribute the trust property proportionately to the persons then entitled to receive or have the benefit of the income therefrom.

(h) No trust created hereby, or by exercise of a power of appointment hereunder, shall continue for more than 21 years after the death of the last to die of myself and the beneficiaries in being at my death. Any property still held in trust at the expiration of that period shall immediately be distributed to the persons then entitled to receive or have the benefit of the income therefrom in the proportions in which they are entitled thereto, or if their interests are indefinite, then in equal shares.

(i) Any Trustee may resign at any time by written notice to each beneficiary then entitled to receive or have the benefit of the income from the trust. If the original Trustee shall be unable or unwilling to act or continue to act, I appoint my wife, JEANNE, as successor Trustee. In case of the resig-

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nation, refusal or inability to act of any Trustee acting or appointed to act hereunder and no successor being appointed herein who is willing and able to act, the beneficiary or a majority in interest of the beneficiaries then entitled to receive or have the benefit of the income from the trust, may appoint a successor Trustee.

(j) Every successor Trustee shall have all the powers given the originally named Trustee. No successor Trustee shall be personally liable for any act or omission of any predecessor. With the approval of the beneficiary or a majority in interest of the beneficiaries then entitled to receive or have the benefit of the income from the trust, a successor Trustee may accept the account rendered and the property received as a full and complete discharge to the predecessor Trustee without incurring any liability for so doing.

(k) The parent, guardian or conservator of a beneficiary under disability shall receive notice and have authority to act for such beneficiary under this Article.

(l) No Trustee wherever acting shall be required to give bond or surety or be appointed by or account for the administration of any trust to any court.

ARTICLE VI

I appoint THOMAS P. HEALY as Executor of this Will. If he is unwilling or unable to act, I appoint my wife, JEANNE, as such Executor.

I give my Executor the same powers which I have granted the Trustee as to the administration and investment of the trust property, to be exercised without authorization by any court. No bond or security shall be required of any Executor wherever acting.

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If at my death any trust under this Will has become executed, my Executor shall make distribution to the beneficiary without the intervention of the Trustee.

IN WITNESS WHEREOF, I have signed this Will this 16th day of

September, 1986.

Donald W. Graham

We certify that the above instrument was on the date thereof signed and declared by DONALD W. GRAHAM as his Will in our presence and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing him to be of sound mind and memory at the time of signing.

Beverly J. Smith residing at Northbrook Ill.

Elizabeth M. L. Bourneau residing at Northbrook Ill.

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
ESTATE OF DONALD W. GRAHAM
-9-
LORD, BISSELL & GORR
PAGE

0701 21-938

I HEREBY CERTIFY THAT THE DOCUMENT TO WHICH THIS CERTIFICATION IS AFFIXED IS A COPY OF LAST WILL AND TESTAMENT AND THAT IT HAS BEEN FILED AND RECORDED IN OPEN COURT AND THAT THE SIGNATURES OF THE WITNESSES TO THE WILL AND USAGES OF THE STATE

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
PROBATE DIVISION

ESTATE OF

Alfred N. Graham

NO.

76 P 9984

DOC.

230

PAGE.

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I HEREBY CERTIFY THAT THE DOCUMENT TO WHICH THIS
CERTIFICATION IS AFFIXED IS A COPY OF LAST WILL
AND TESTAMENT of Alfred N. Graham
PROVED AND ADMITTED TO RECORD IN OPEN COURT
ACCORDING TO THE LAWS AND USAGES OF THE STATE
OF ILLINOIS ON November 17th, 1926 BY
Mitchell Leiken, JUDGE.

December 18th, 1926

Morgan M. Farley

CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, ILLINOIS

MEDICAL CERTIFICATE OF DEATH

STATE OF ILLINOIS

STATE FILL NUMBER

REGISTRATION DISTRICT NO. 16.0

REGISTERED NUMBER 16.0

DECEASED NAME: **FIRST** DONALD **MIDDLE** W. **LAST** GRAHAM

SEX: 2 Male DATE OF BIRTH: 6 Oct. 10, 1921 DATE OF DEATH: 3 November 4 1986

RACE: White HOSPITAL OR OTHER INSTITUTION: Brandel Care Center COUNTY OF DEATH: 79. Cook

CITIZENSHIP: U.S.A. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED: 10. Married NAME OF SURVIVING SPOUSE: 11. Jeanne Jensen

SOCIAL SECURITY NUMBER: 560-28-7684 KIND OF BUSINESS OR INDUSTRY: 13. Carpet APRAISED PURCHASE PRICE OR DATES OF SERVICE: 134. WW II

RESIDENCE: 2338 Walters Avenue CITY, TOWN, VILLAGE OR ROAD DISTRICT NO.: 145. Northbrook COUNTY: 144. Cook STATE: 146. Illinois

FATHER: Walter Graham MOTHER: Jane Thompson

RELATIONSHIP: 17b. Wife MAILING ADDRESS: 17c. 2338 Walters Ave. Northbrook, IL 60062

DEATH WAS CAUSED BY: 18. Squamous Cell Carcinoma of head & neck APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH: 3 yrs.

CONDITIONS, IF ANY, WHICH GAVE RISE TO IMMEDIATE CAUSE: 19a. Hypertension

ART II. OTHER SIGNIFICANT CONDITIONS, CONDITIONS CONTRIBUTING TO DEATH, ETC. RELATED TO CAUSE GIVEN IN PART I: 19b. None

DATE OF OPERATION, IF ANY: 7/25/86 MAJOR FINDINGS OF OPERATION: 20. Same as above

DATE OF DEATH: 10/31/86 HOUR OF DEATH: 3:15 P.

WAS CORONER OR MEDICAL EXAMINER NOTIFIED? 21a. No DATE SIGNED: 11/4/86

NAME AND ADDRESS OF CERTIFIER: 22. D. James Keenig 1775 Walters Ave. Northbrook, IL. ILLINOIS LICENSE NUMBER: 22b. 36847

NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER: 23. None

CEMENTARY OR CREMATORY: 24. Montrose LOCATION: 24c. Chicago, Ill. DATE: 24d. 11/6/86

FUNERAL HOME: 25. HANEKAMP FUNERAL HOME 385 Waukegan Rd. Northbrook, IL. 60062

FUNERAL DIRECTOR'S SIGNATURE: 25b. Kenneth P. Hein FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER: 25c. 7115

LOCAL HEALTH OFFICER'S SIGNATURE: 25d. Angela Augustin DATE RECD. BY LOCAL REGISTRAR: 26. November 6, 1986

REGISTRAR: 26a. Angela Augustin

I HERBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named in Item 1 and that this record was established and filed in my office in accordance with the provisions of the Illinois statutes relating to the registration of births, stillbirths and deaths.

Date November 6, 1986 at Cook County Department of Public Health

Signed Angela Augustin Official Title, Chief Deputy Registrar.

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AFFIDAVIT OF NO ESTATE TAX DUE 3 3 2 3

The Affiant, regarding the possible liability for State Inheritance Tax for the Estate of decedent herein, being first duly sworn upon oath, deposes and states as follows:

(1) I am JEANNE J. GRAHAM
(name and capacity)

and reside at 2338 WALTERS, NORTHBROOK, ILLINOIS 60062.

(2) I am personally acquainted with the affairs of the Estate of
DONALD W. GRAHAM, who died on 11/4/86

(3) That as a consequence, I represent to the Registrar of Titles that regarding Federal Estate Tax or State Inheritance Tax;

(elect one - initial choice)

- 1) that no Tax is due; or _____
- 2) that if any Tax due, there are sufficient other assets to pay such Tax; or _____
- 3) that any Tax due has been paid. _____

and I make this affidavit for the purpose of inducing the Registrar of Titles of Cook County, Illinois, to issue a Certificate of Title without additional evidence of non-liability, relying on this statement as true, and in consideration thereof affiant guarantees the truth of the statements herein contained.

Jeanne J. Graham

Subscribed and sworn to before
me this 19th day of DECEMBER;

19 86

Notary Public

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DCS 164 SM 5.47 (FORM 302)

Affidavit by Surviving Joint Tenant

L. R. 1045 Doc. No. B47251 Certificate No. 582583

State of ILLINOIS ss. County of COOK

[Signature]

Jeanne J. Graham being first duly sworn, upon oath deposes and says:

That she resides at 2338 Walters Avenue in the City of Northbrook, Illinois and that she is one of the parties who took title, not in tenancy in common, but in joint tenancy, to real estate shown in Certificate of Title No. 582583 situated in said Cook County, Illinois, described as follows:

LEGAL DESCRIPTION ON ATTACHED RIDER.

Address: 2338 Walters Avenue PIN: 04-09-405-002 HBC

Affiant states that DONALD W. GRAHAM one of the said owners in joint tenancy, died testate in the city (Village) of Northbrook in the State of Illinois as is confirmed by a Certificate of the health department of said municipality hereto attached.

Affiant states that the remaining joint tenant has not changed marital status since the issuance of Certificate of Title Number 582583 (except who has been married but once since acquiring said real estate and then to)

Further, that the affiant makes this affidavit for the purpose of inducing the Registrar of Titles of Cook County, Illinois, to issue a certificate of title to the surviving Joint Tenant to said above described premises, relying on this statement as true, and in consideration thereof affiant guarantees the truth of the statements herein contained.

[Signature]

Subscribed and sworn to before me this 18th day of DECEMBER 19 86

[Signature] NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Ben Little, Lord, Buswell & Breck 115 S. LaSalle Chicago, Illinois 60603

AFFIDAVIT OF NO U.S. TAX LIEN ATTACHED

3593823

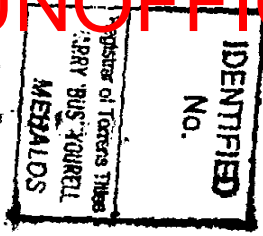
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FEB 23 PM 2:30
HARRY CLAY YOUNG
REGISTRAR OF TITLES



Bob Torre
ford, Bissell & Brook
115 S. La Salle
Chicago, IL 60603

Property of Cook County

Lot Twenty-one ----- (21)

In Northfield Acres, being a Subdivision of that part of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section 9, Town 42 North, Range 1E, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the intersection of the South line of the North Half ($\frac{1}{2}$) of the South-east Quarter ($\frac{1}{4}$) of said Section 9, with the West line of the Subdivision entitled "Highlands" filed in the Office of the Registrar of Titles of Cook County, Illinois, on May 5, 1920 as Doc. No. 113065, thence North along the West line of said Highlands Subdivision, 1322.05 feet to a point in the North line of said South-east Quarter ($\frac{1}{4}$) located 680.95 feet East of the Northwest Corner of said Southeast Quarter ($\frac{1}{4}$); thence West on the North line of said Southeast Quarter ($\frac{1}{4}$) 680.95 feet to the Northwest Corner of said Southeast Quarter ($\frac{1}{4}$); thence South on the West line of said Southeast Quarter ($\frac{1}{4}$) 1322.70 feet to a point in the South line of the North Half ($\frac{1}{2}$) of said Southeast Quarter ($\frac{1}{4}$) located 680.70 feet West of the West line of said Highlands Subdivision, thence East on the South line of the North Half ($\frac{1}{2}$) of said Southeast Quarter ($\frac{1}{4}$) 680.70 feet to the place of beginning.

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