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## EXHIBIT A

LOT SIXTY ONE IN DEAN'S ADDITION TO WILMETTE, A SUBDIVISION OF THE NORTH 330 FEET OF THE SOUTH WEST QUARTER (1/4) OF THE NORTH EAST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IDENTICAL WITH LOT THIRTEEN (13) IN THE COUNTY CLERK'S DIVISION IN THE NORTH EAST FRACTIONAL QUARTER (1/4) OF SAID FRACTIONAL SECTION 33 AFORESAID

-ALSO-

THAT PART OF THE NORTH 57 FEET OF THAT PART OF THE EAST 3½ ACRES OF LOT FOURTEEN IN THE COUNTY CLERK'S DIVISION OF FRACTIONAL SECTION 33 AFORESAID, LYING WEST OF THE EAST 261½ FEET OF SAID EAST 3½ ACRES, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE SOUTH EAST CORNER OF LOT SIXTY ONE (61) IN DEAN'S ADDITION TO WILMETTE AFORESAID, THENCE RUNNING SOUTH 57 FEET; THENCE WEST 50 FEET AND PARALLEL TO THE SOUTH LINE OF LOT SIXTY ONE (61) IN SAID DEAN'S ADDITION TO WILMETTE, THENCE NORTH 57 FEET TO THE SOUTH WEST CORNER OF LOT 61 IN DEAN'S ADDITION TO WILMETTE, THENCE EAST 50 FEET TO THE PLACE OF BEGINNING.

ADDRESS OF PROPERTY: 1715 HIGHLAND, WILMETTE, ILLINOIS 60091

P.I.N. 05-33-213-015-0000<sup>A.H.O.</sup>

3697252

DEED IN TRUST UNOFFICIAL COPY

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CAUTION Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

THE GRANTORS BAYKAR TATOSIAN and CHARLENE F. TATOSIAN, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid. Convey and (WARRANT /QUIT CLAIM)\* unto

FIRST ILLINOIS BANK OF WILMETTE ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 21st day of March, 1988, and known as Trust Number TWB-0672 (hereinafter referred to as "The trustee,") the following described real estate in the County of Cook and State of Illinois, to wit: Legally described on Exhibit A attached hereto and made a part hereof.

(The Above Space for Recorder's Use Only)

HEREINAFTER CALLED "THE REAL ESTATE"

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, 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 the real estate, 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 the real estate or any part thereof; and to deal with the real estate 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created hereunder and by the 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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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 S. aforesaid have hereunto set their hands and seals this 29th day of March, 1988.

Baykar Tatosian (SEAL)

Charlene F. Tatosian (SEAL)

OFFICE of Notary Public, State of Illinois, Marilyn H. Kamm, Notary Public, State of Illinois, Commission Expires 3/22/91.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BAYKAR TATOSIAN & CHARLENE TATOSIAN, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 29th day of MARCH, 1988. Commission expires MARCH 22, 1991. Marilyn H. Kamm, NOTARY PUBLIC.

This instrument was prepared by John Dugan, 1000 Skokie Boulevard, Wilmette, IL 60091 (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

MAIL TO: FIRST ILLINOIS BANK OF WILMETTE (Name), 1200 CENTRAL AVENUE (Address), WILMETTE, ILLINOIS 60091 (City, State and Zip). ATTN: LAND TRUST. RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY: 1715 Highland, Wilmette, Illinois 60091. THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Baykar Tatosian, 1715 Highland, Wilmette, IL.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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Exempt under provisions of Paragraph Section 4, Real Estate Transfer Tax Act. 3/29/88. M. Kamm, Notary Public.

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11/19/93  
Deed in Trust

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FIRST ILLINOIS BANK OF

WILMETTE TRUSTEE

Husband

Submitted by

Address

Deliver New Certif. to

Remainder to  
Sis. Card CIAMBRONE

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Property of Cook County Clerk's Office

734 (Rev. 5/84)

John C. Duran  
ATTORNEY AT LAW

Notary Public in and for the State of Illinois

My commission expires on \_\_\_\_\_  
I hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

Date