

DEED CONTAINING SOUTH PHILLY TRUST

This Indenture Made the 17th day of October in the year of our Lord one thousand nine hundred and sixty-nine (1969)-----

Between JAMES L. MCGILLIAN and JULIA MCGILLIAN, his wife, of the City of Philadelphia, Commonwealth of Pennsylvania,

(hereinafter called the Grantors), of the one part, and ROSANNA, Trustee for LEROY, SHIRLEY, THOMAS, HENRY, PATRICIA, and KORAN, of the City of Philadelphia, Commonwealth of Pennsylvania,

(hereinafter called the Grantee), of the other part: Witnesseth, That the said Grantors for and in consideration of the sum of SEVEN THOUSAND SEVEN HUNDRED (\$7,700.00) DOLLARS-----lawful money of the United States of America, unto them well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, her Heirs and Assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Southeasterly side of _____ Street, at the distance of 227 feet Southwestwardly from the Southwesterly side of Stenton Avenue in the 59th Ward of the City of Philadelphia aforesaid;

CONTAINING in front or breadth on the said _____ Street 15 feet and extending Southeastwardly of that width in length or depth between parallel lines at right angles to the said _____ Street 74 feet to a certain 5 feet wide alley running from the said Stenton Avenue parallel with the said _____ Street and communicating at its Southwesterly end with a certain other 4 feet wide alley extending from the said _____ Street to _____ Street.

BEING NO. 1354 _____ STREET.

BEING the same premises which John P. Wills and Elizabeth N. Wills, his wife, by Deed dated 8/28/57 and recorded in Philadelphia County in Deed Book CAB 634 page 126 granted and conveyed unto James L. McGillian and Julia McGillian, his wife, in fee.

TOGETHER with the free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourses at all times hereafter, forever.

Together with all and singular the buildings improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her Heirs and Assigns, to and for the only proper use and behoof of the said Grantee, her Heirs and Assigns forever.

IN TRUST, nevertheless, for the uses, intents, and purposes as follows:

THAT She the said Rosanna [redacted], Trustee as aforesaid, her successors and assigns, shall manage, let, demise and take and receive the rents, issues, and profits of the said hereby granted premises and allow such other use and uses as she the said Rosanna [redacted] may deem proper; and acquitances or other sufficient discharges given for the same, she paying all taxes and charges on the said hereby granted premises and all necessary and proper costs and repairs thereof, or the said Rosanna [redacted] to occupy said premises.

AND the said Trustee shall pay over the net proceeds from the said premises unto the said Rosanna [redacted] for her use and enjoyment AND upon the death of the said ROSANNA [redacted] premises or proceeds of sale thereof shall vest absolutely in the said Shirley [redacted], Thomas [redacted], Leroy [redacted], Henry [redacted], Patricia [redacted], and Koran [redacted], or the survivor of them in fee simple, forever free of all trusts.

PROVIDED HOWEVER, that if the said Shirley [redacted], Thomas [redacted], Leroy [redacted], Henry [redacted], Patricia [redacted] and Koran [redacted], shall all die during the lifetime of Rosanna [redacted] then the said premises shall vest in fee simple in the said Rosanna [redacted], her Heirs and assigns, free from all trusts and limitations.

PROVIDED ALWAYS, nevertheless, and it is expressly understood and agreed by and between the said parties hereto that it shall and may be lawful for the said Rosanna [redacted], Trustee as aforesaid at any time or times hereafter during the continuance of the said trust to sell and dispose of the said premises hereby granted or any part thereof and by proper deed or deeds, conveyances or assurances in law, to grant, convey and assure the same to the purchaser or purchasers thereof his, her, it or their heirs, successors or assigns, forever free and clear of and from all or any trusts or limitations whatsoever and without any liability whatsoever on the part of the purchaser or purchasers as to the application of the purchase monies or to mortgage the said premises or any part thereof with the appurtenances with any person or persons, corporation or corporations or whatsoever as and for security for any sum or sums of money loaned or advances made to the said Rosanna [redacted], Trustee as aforesaid, freed and discharged from any trust and limitations whatsoever and without any liability whatever on the part of the mortgagee or mortgagees as to the application of the mortgage monies.

AND PROVIDED also that it shall and may be lawful for the said Rosanna [redacted], Trustee as aforesaid to assign, and transfer the trust created to such person or persons of body or bodies corporate as she the said Rosanna [redacted] may nominate and appoint.

NOTWITHSTANDING anything herein to the contrary, the Trustee herein shall have and herein does have the power to grant and convey subject premises by deed in lieu of foreclosure.

AND the said Grantors, for themselves, their

Heirs, Executors, and Administrators -- do -- by these presents covenant, grant and agree, to and with the said Grantee, her Heirs and Assigns, that they the said Grantors, their

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended as to be, with the appurtenances, unto the said Grantee, her Heirs and Assigns, against -- them -- the said Grantors, their

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, Shall and Will

WARRANT unto forever DEFEND.

In Witness Whereof the said parties -- of the first part to these presents have hereunto set their hand s and seal s. Dated the day and year first above written.

Signed, Sealed and Delivered

[Signature]

I HEREBY ACCEPT THE WITHIN TRUST.

[Signature]
ROSEANNA

[Signature]
JAMES L. MCGILLIAN

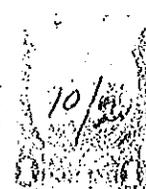
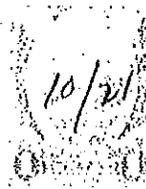
JULIA MCGILLIAN

[Signature]



D-543-201

D-543-202



COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF PHILADELPHIA } SS.

On this, the 17th day of October, 1969, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared JAMES L. MCGILLIAN and JULIA MCGILLIAN, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Robert A. [Signature]
Notary Public, Philadelphia, Pennsylvania
My Commission Expires [Date]
Title of Officer

HERKULES TITLE INSURANCE COMPANY
4310
QUAKER CITY AGENCY, INC.

REED

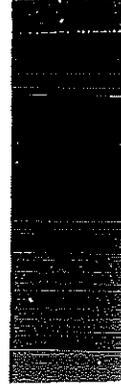
JAMES L. MCGILLIAN, et ux

-10-

ROSANNA [Redacted], Trustee as aforesaid

PREM: 1354 [Redacted] STREET PHILADELPHIA, PENNA.

No. 300 P. [Redacted] Philadelphia



1354
[Redacted]
[Redacted]

Oct 14 2 22 PM '69

The evidence of the within-named Grantee is
1354 [Redacted] Street Phila.
[Signature]
On behalf of said Grantee