



THIS INDENTURE WITNESSETH,
That the Grantor, TERE E. FOSTER, a single person, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Conveys and Quit-claims unto TERE E. FOSTER, whose address is 851 West Roscoe, Unit 1, Chicago, Illinois 60657, as Trustee of the Teree E. Foster Trust dated December 17, 1999, and the Trustee's successors in trust, all interest of the Grantor in and to the following described parcel of real estate situated in Cook County, State of Illinois, to wit:

PARCEL I:

UNIT NO. 1 IN THE 851 WEST ROSCOE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY:

LOT 63 IN BLOCK 1 IN BUCKINGHAM'S SUBDIVISION OF BLOCK 4 IN CIRCUIT COURT PARTITION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 18, 1997 AS DOCUMENT 97-434,570, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL II:

GARAGE ROOFDECK AND GARAGE SPACE, A LIMITED COMMON ELEMENT, AS CONTAINED IN THE AFORESAID DECLARATION AND SURVEY.

Common Address: 851 West Roscoe, Unit 1, Chicago, Illinois 60657

Permanent Index Number: 14-20-419-020

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 set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors in trust in relation to said real estate, or to whom said real estate 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 real estate, 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; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the

Trustee's successors in trust 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 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 or in some amendment thereof and is 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 by 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 their predecessor in trust.

And the said Grantor hereby expressly waives and releases 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 17th day of July, 2000.

Exempt under provisions of Paragraph 4(e)
Section 200/31-45, Real Estate Transfer Tax Law.
Date: 7-28-00

Robert K. Polovin
Signature of Buyer, Seller, or Representative

STATE OF ILLINOIS)
COUNTY OF COOK)

SS.



Teree E. Foster
Teree E. Foster

I, Cynthia K. Henry a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that TERE E. FOSTER 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 she signed, sealed and delivered the said instrument as her 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 17 day of July, 2000.

Cynthia K. Henry
Notary Public

My commission expires:
6-24-03

This instrument prepared by and after recording mail to:
Robert K. Polovin
Wolfe and Polovin
180 North LaSalle, Suite 2420
Chicago, Illinois 60601

Send subsequent tax bills to:
Teree E. Foster, Trustee of
The Teree E. Foster Trust
851 West Roscoe, Unit 1
Chicago, Illinois 60657

Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

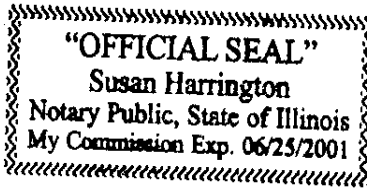
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 27, 2000

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 27th day of July, 2000.

Notary Public [Signature]



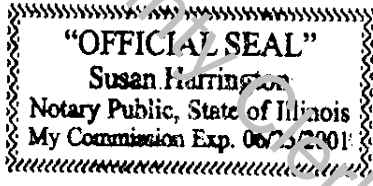
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 27, 2000

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 27th day of July, 2000.

Notary Public [Signature]



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.)