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Cook County Recorder of Deeds
Date: 05/19/2005 02:07 PM Pg: 1 of 4

Scott Bieber, Esquire
SCHIFF HARDIN LLP
6600 Sears Tower
Chicago, IL 60606

ILLINOIS WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That ELLIOTT M. LYON and MIRIAM LYON, husband and wife ("Grantor"), of 738 Judson Avenue, Evanston, Illinois 60202, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT to MIRIAM LYON, not individually, but as Trustee of the Miriam Lyon Revocable Trust dated June 22, 1979 ("Grantee"), of 738 Judson Avenue, Evanston, Illinois 60202 (hereinafter collectively referred to as "said Trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, all of the Grantor's interest in the following described real estate in the County of Cook and State of Illinois, to wit:

THE NORTHERLY 20 FEET OF LOT 33 AND THE SOUTHERLY 30 FEET OF LOT 34 IN BLOCK 3 IN KEDZIE AND KENNEY'S ADDITION TO EVANSTON IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to all covenants, conditions, restrictions, easements, and any and all liens and encumbrances of record; and hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Address: 738 Judson Avenue, Evanston, Illinois 60202

Permanent Property Index Number: 11-19-408-020-0000

CITY OF EVANSTON
EXEMPTION

CITY CLERK

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TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys; 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 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 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 amendments 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, her, his, or their predecessor in trust.

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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 on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set in hand and sealed this

6th day of May, 2005.

[Signature]
Elliott M. Lyon

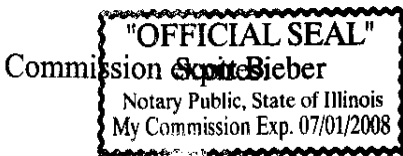
[Signature]
Miriam Lyon

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 **ELLIOTT M. LYON and MIRIAM LYON, husband and 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 and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of any and all homestead rights.

Given under my hand and official seal, this 6th day of May, 2005.



[Signature]
Notary Public

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH "E", COOK COUNTY UNDER PARAGRAPH "E", AND CITY OF EVANSTON UNDER PARAGRAPH "E" OF SECTION 3-29-6.

SEND SUBSEQUENT TAX BILLS TO:

Miriam Lyon, Trustee
738 Judson Avenue
Evanston, IL 60202

Dated: May 6, 2005

[Signature]
Legal Representative

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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, 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 title to real estate under the laws of the State of Illinois.

Dated: May 6, 2005

Signature: Margaret A. Nagela

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE SAID
MARGARET A. NAGELA THIS
6TH DAY OF MAY, 2005.

My commission expires:

Lana Teninga
Notary Public



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.

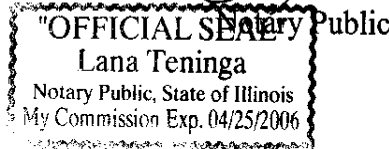
Dated: May 6, 2005

Signature: Margaret A. Nagela

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE SAID
MARGARET A. NAGELA THIS
6TH DAY OF MAY, 2005.

My commission expires:

Lana Teninga
Notary Public



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.