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WARRANTY DEED (Individual to Individual)

95007369

THE GRANTOR

J ADC
BETTY TERRY, DIVORCED AND NOT
SINCE REMARRIED

of the City of CHICAGO, County of
COOK State of ILLINOIS for and in
consideration of TEN and no/100
DOLLARS, in hand paid, CONVEY(S) and
WARRANT(S) to
MELVIN HUNTER, JR.
1642 W. 100TH STREET
CHICAGO, IL

DEPT-01 RECORDING \$31.00
T46666 TRAN 3550 01/05/95 12:49:00
19635 LC *-95-007369
COOK COUNTY RECORDER

the following described Real Estate situated in the County
of COOK in the State of Illinois, to wit:

LOT 3 IN TIGDEN'S SUBDIVISION OF LOT 4 (EXCEPT THE EASTERLY
310 FEET THEREOF) IN BLOCK 4 IN WASHINGTON HEIGHTS IN THE
EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 7, TOWNSHIP
37, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY ILLINOIS.

hereby releasing and waiving all rights under and by virtue of
the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 25-07-405-041

Address(es) of Real Estate: 1642 W. 100TH ST., CHICAGO, IL

DATED this 26TH day of MARCH, 1994

A D Carr (Signature(s))
ANTHONY D. CARR (Print Name(s))
ATTORNEY IN FACT FOR
BETTY TERRY * (Signature(s))
(Print Name(s))

*SEE ATTACHED EXHIBIT A (POWER OF ATTORNEY)

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

ANTHONY D. CARR, ATTORNEY IN FACT FOR BETTY TERRY, DIVORCED
AND NOT SINCE REMARRIED

personally known to me to be the same person whose
name IS subscribed to the forgoing instrument,
appeared before me this day in person, and
acknowledged that HE signed and delivered the said
instrument as HIS 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
DECEMBER _____, 1994

OFFICIAL SEAL
MARK ALAN SCHEWZDICH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-26-97

Commission expires 5-26-97

Mark Alan Schewzdoch
NOTARY PUBLIC

This instrument was prepared by ANTHONY D. CARR, 20 East
Jackson Blvd., #500 Chicago, Illinois 60604

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:



BOX 430

95007369

31/00

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Property of Cook County Clerk's Office

95007389

COOK COUNTY
CLERK OF COURTS



OF RECORDING OFFICE BOOK NO. _____

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION

LOT 3 IN TILDEN'S SUBDIVISION OF LOT 4 (EXCEPT THE EASTERLY 310 FEET THEREOF) IN BLOCK 4 IN WASHINGTON HEIGHTS IN THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

STREET ADDRESS: 1642 WEST 100th STREET, CHICAGO ILLINOIS

PERMANENT TAX INDEX NUMBER: 25-07-405-041

THE SPACE ABOVE IS NOT PART OF OFFICIAL STATUTORY FORM. IT IS ONLY FOR THE AGENT'S USE IN RECORDING THIS FORM WHEN NECESSARY FOR REAL ESTATE TRANSACTIONS

Section 3-4 of the Illinois Statutory Short Form Power of Attorney for Property Law

Section 3-4 Explanation of powers granted in the statutory short form power of attorney for property. This Section defines each category of powers listed in the statutory short form power of attorney for property and the effect of granting powers to an agent. When the title of any of the following categories is retained (not struck out) in a statutory property power form, the effect will be to grant the agent all of the principal's rights, powers and discretions with respect to the types of property and transactions covered by the retained category, subject to any limitations on the granted powers that appear on the face of the form. The agent will have authority to exercise each granted power for and in the name of the principal with respect to all of the principal's interests in every type of property or transaction covered by the granted power at the time of exercise, whether the principal's interests are direct or indirect, whole or fractional, legal, equitable or contractual, as a joint tenant or tenant in common or held in any other form, but the agent will not have power under any of the statutory categories (a) through (c) to make gifts of the principal's property, to exercise powers to appoint to others or to change any beneficiary whom the principal has designated to take the principal's interests at death under any will, trust, joint tenancy, beneficiary form or contractual arrangement. The agent will be under no duty to exercise granted powers or to assume control of or responsibility for the principal's property or affairs, but when granted powers are exercised, the agent will be required to use due care to act for the benefit of the principal in accordance with the terms of the statutory property power and will be liable for negligent exercise. The agent may act in person or through others reasonably employed by the agent for that purpose and will have authority to sign and deliver all instruments, negotiate and enter into all agreements and do all other acts reasonably necessary to implement the exercise of the powers granted to the agent.

(a) **Real estate transactions.** The agent is authorized to buy, sell, exchange, rent and lease real estate (which term includes, without limitation, real estate subject to a lien and trust and all beneficial interests in and powers of a reversion under any land trust), collect all rent, sale proceeds and earnings from real estate, convey, assign and accept title to real estate, grant easements, create conditions and release rights of non-tenants with respect to real estate, create land trusts and exercise all powers under land trusts, hold, possess, maintain, repair, improve, subdivide, manage, operate and insure real estate, pay, contest, protest and compromise real estate taxes and assessments, and, in general, exercise all powers with respect to real estate which the principal could if present and under no disability.

(b) **Financial institution transactions.** The agent is authorized to open, close, continue and control all accounts and deposits in any type of financial institution (which term includes, without limitation, banks, trust companies, savings and building and loan associations, credit unions and brokerage firms), deposit in and withdraw from and write checks on any financial institution account or deposit, and, in general, exercise all powers with respect to financial institution transactions which the principal could if present and under no disability.

(c) **Stock and bond transactions.** The agent is authorized to buy and sell all types of securities (which term includes, without limitation, stocks, bonds, mutual funds and all other types of investment securities and financial instruments), collect, hold and safekeep all dividends, interest, earnings, proceeds of sale, distributions, shares, certificates and other evidences of ownership paid or distributed with respect to securities; exercise all voting rights with respect to securities in person or by proxy, enter into voting trusts and consent to limitations on the right to vote; and, in general, exercise all powers with respect to securities which the principal could if present and under no disability.

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AMERICAN LEGAL FORMS CO. 1964
CHICAGO, ILL. 60604

ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHO SIGNATES IT TO AN AGENT TO ACT IN WHATEVER MANNER HE OR SHE DEEMES APPROPRIATE WITH RESPECT TO THE PROPERTY WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVICE OF THE SIGNATOR. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE DISCRETIONARY POWERS WHICH YOU HAVE EFFECTUALLY GRANTED. YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THE FORM AND KEEP A RECORD OF ALL ACTS PERFORMED IN YOUR NAME AND ALL TAXES TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME THE AGENT OR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THE POWERS IN THE MANNER PROVIDED BELOW. YOU MAY REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT. YOUR AGENT MAY EXERCISE THE POWERS EVEN HERE THE SIGNATOR IS DISABLED. EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 94 OF THE ILLINOIS STATUTES WHICH IS PART OF THE ILLINOIS POWER OF ATTORNEY FOR PROPERTY LAW OF WHICH THIS FORM IS A PART (SEE THE BACK OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY STATUTORY FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

Power of Attorney made this 1 day of March, 1994

BETTY J. TERRY, 629 HENDRIX PLACE, SHREVEPORT, LA 71106

hereby appoint ANTHONY D. CARR, 20 EAST JACKSON, SUITE 500, CHICAGO, ILL 60604

as my attorney-in-fact (my "agent") to act for me and in my name in any way I could act in person with respect to the following powers as defined in Section 94 of the "Statutory Short Form Power of Attorney for Property Law" (Illinois Statutes) which is hereby incorporated by reference into this power of attorney as if it were set forth in paragraph 2 or 3 below.

(YOU MUST STRIKE OUT ANY ONE OR MORE OF THE FOLLOWING CATEGORIES OF POWERS IF YOU DO NOT WANT YOUR AGENT TO HAVE AUTHORITY TO EXERCISE THE TITLE OF ANY CATEGORY WILL CAUSE THE POWERS DESCRIBED IN THAT CATEGORY TO BE GRANTED TO THE AGENT. TO STRIKE OUT A CATEGORY, YOU MUST DRAW A LINE THROUGH THE TITLE OF THAT CATEGORY.)

- | | | |
|-----------------------------------|---|-----------------------------------|
| (a) Real estate transactions | (g) XXXXXXXXXXXXXXXXXX | (i) Business operations |
| (b) XXXXXXXXXXXXXXXXXX | (h) XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX | (j) XXXXXXXXXXXXXXXXXX |
| (c) XXXXXXXXXXXXXXXXXX | (k) XXXXXXXX | (l) XXXXXXXXXXXXXXXXXX |
| (d) XXXXXXXXXXXXXXXXXX | (m) XXXXXXXX | (n) XXXXXXXXXXXXXXXXXX |
| (e) XXXXXXXXXXXXXXXXXX | (o) XXXXXXXXXXXX | (p) XXXXXXXXXXXX |
| (f) XXXXXXXXXXXXXXXXXX | (q) XXXXXXXXXXXXXXXXXXXXXXXXXXXX | |

LIMITATIONS ON AND ADDITIONS TO THE AGENT'S POWERS MAY BE INCLUDED IN THIS POWER OF ATTORNEY. THEY ARE SPECIFICALLY DESCRIBED BELOW:

2. The powers granted above shall not include the following powers or shall be modified or limited in the following respects, unless you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale of particular stock or real estate or specific powers relating to the agent:

THE POWERS GRANTED ABOVE ARE LIMITED TO ALL ACTS REQUIRED TO MANAGE, SELL, OR OTHERWISE TRANSFER REAL PROPERTY LOCATED AT 1642 N. 100TH STREET CHICAGO, IL 60643

3. In addition to the powers granted above, I grant my agent the following powers, here you may add any other delegated powers including, without limitation, power to make gifts, exercise powers of appointment, none or change beneficiaries, and interests or revoke or amend any trust specified herein:

THE ABOVE POWERS INCLUDE THE RIGHT TO BORROW MONEY OR RE-ORGANIZE THE EXISTING DEBT ON THE SUBJECT PROPERTY.

(YOUR AGENT WILL HAVE AUTHORITY TO EMPLOY OTHER PERSONS AS NECESSARY TO ENABLE THE AGENT TO PROPERLY EXERCISE THE POWERS GRANTED IN THIS FORM, BUT YOUR AGENT WILL HAVE TO MAKE ALL DISCRETIONARY DECISIONS. IF YOU WANT TO GIVE YOUR AGENT THE RIGHT TO DELEGATE DISCRETIONARY DECISION-MAKING POWERS TO OTHERS, YOU SHOULD KEEP THE NEXT SENTENCE, OTHERWISE IT SHOULD BE STRUCK OUT.)

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by the writer acting under this power of attorney at the time of reference.

Box 430

95007369

(YOUR AGENT WILL BE ENTITLED TO REIMBURSEMENT FOR ALL REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY. STRIKE OUT THE NEXT SENTENCE IF YOU DO NOT WANT TO REIMBURSE YOUR AGENT FOR REASONABLE EXPENSES INCURRED IN ACTING UNDER THIS POWER OF ATTORNEY.)

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My agent shall be entitled to reasonable compensation, but services rendered as agent under this power of attorney.

(THIS POWER OF ATTORNEY MAY BE AMENDED OR REVOKED BY YOU AT ANY TIME AND IN ANY MANNER. ABSENT AMENDMENT OR REVOCATION, THE AUTHORITY GRANTED IN THIS POWER OF ATTORNEY WILL BECOME EFFECTIVE AT THE TIME THIS POWER IS SIGNED AND WILL CONTINUE UNTIL YOUR DEATH UNLESS A LIMITATION ON THE BEGINNING DATE OR DURATION IS MADE BY INITIALING AND COMPLETING EITHER (OR BOTH) OF THE FOLLOWING.)

6. (XX) This power of attorney shall become effective on MARCH 1, 1994

(Strike out the date or event being put in place, and if you are making it effective upon an event, when you want this power to terminate.)

7. (XX) This power of attorney shall terminate on THE SALE OF THE SUBJECT PROPERTY OR THE WRITTEN DIRECTION OF THE PRINCIPAL.

(Strike out the date or event being put in place, and if you are making it effective upon an event, when you want this power to terminate prior to your death.)

(IF YOU WISH TO NAME SUCCESSOR AGENTS, INSERT THE NAME(S) AND ADDRESS(ES) OF SUCH SUCCESSOR(S) IN THE FOLLOWING PARAGRAPH.)

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (begin to list above and successively in the order named) as successor(s) to such agent: N/A

For purposes of this paragraph, B is a person shall be considered to be incompetent if and while the person is a minor or an adult, is found incompetent or if said person or the person is unable to give prudent and intelligent consideration to business matters, as certified by a licensed physician.

(IF YOU WISH TO NAME YOUR AGENT AS GUARDIAN OF YOUR ESTATE, IN THE EVENT A COURT DECIDES THAT ONE SHOULD BE APPOINTED, YOU MAY, BUT ARE NOT REQUIRED TO, DO SO BY RETAINING THE FOLLOWING PARAGRAPH. THE COURT WILL APPOINT YOUR AGENT IF THE COURT FINDS THAT SUCH APPOINTMENT WILL SERVE YOUR BEST INTERESTS AND WELFARE. STRIKE OUT PARAGRAPH 9 IF YOU DO NOT WANT YOUR AGENT TO ACT AS GUARDIAN.)

9. If a guardian of my estate (my principal) is to be appointed, I authorize the agent acting under this power of attorney as such guardian, to serve without bond or security.

10. I am fully informed as to all the contents of this form and understand the full extent of this grant of powers to my agent.

Signed: Betty J. Terry
BETTY. J. TERRY

(YOU MAY, BUT ARE NOT REQUIRED TO, REQUEST YOUR AGENT AND SUCCESSOR AGENTS TO PROVIDE SPECIMEN SIGNATURES BELOW. IF YOU INCLUDE SPECIMEN SIGNATURES IN THIS POWER OF ATTORNEY, YOU MUST COMPLETE THE CERTIFICATION OPPOSITE THE SIGNATURE OF THE AGENT(S).)

Specimen signatures of agent (and successors)

I certify that the signatures of my agent (and successors) are correct.

(agent)

(successor agent)

(successor agent)

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED, USING THE FORM BELOW.)

State of Louisiana)
Parish Caddo) SS.
County of Caddo)

The undersigned, a notary public in and for the above county and state, certifies that Betty J. Terry known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me in person, and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth, and certified to the correctness of the signature(s) of the agent(s).

Dated March 16, 1994

(SEAL)

Tracey Thatcher
TRACEY THATCHER Notary Public
My commission expires XXXX for life

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by: _____

Box 430

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(d) **Tangible personal property transactions.** The agent is authorized to buy and sell, lease, exchange, collect, possess and take title to all tangible personal property, move, store, ship, restore, maintain, repair, improve, mortgage, encumber, insure and otherwise dispose of all tangible personal property, and, in general, exercise all powers with respect to tangible personal property which the principal could if present and under no disability.

(e) **Safe deposit box transactions.** The agent is authorized to open, continue and have access to all safe deposit boxes, sign, renew, release or terminate any safe deposit contract, draw or surrender any safe deposit box, and, in general, exercise all powers with respect to safe deposit matters which the principal could if present and under no disability.

(f) **Insurance and annuity transactions.** The agent is authorized to procure, acquire, continue, renew, terminate or otherwise deal with any type of insurance or annuity contract (which terms include, without limitation, life, accident, health, disability, automobile casualty, property or liability insurance), pay premiums or assessments on or surrender and effect all distributions, proceeds or benefits payable under any insurance or annuity contract, and, in general, exercise all powers with respect to insurance and annuity contracts which the principal could if present and under no disability.

(g) **Retirement plan transactions.** The agent is authorized to contribute to, withdraw from and deposit funds in any type of retirement plan (which terms include, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan), select and change payment options for the principal under any retirement plan, make rollover contributions from any retirement plan to other retirement plans or individual retirement accounts, exercise all investment powers available under any type of self-directed retirement plan, and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the principal could if present and under no disability.

(h) **Social Security, unemployment and military service benefits.** The agent is authorized to prepare, sign and file any claim or application for Social Security, unemployment or military service benefits, sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation, control, deposit to any account, collect, demand for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation, and, in general, exercise all powers with respect to Social Security, unemployment, military service and governmental benefits which the principal could if present and under no disability.

(i) **Tax matters.** The agent is authorized to sign, verify and file all the principal's federal, state and local income, gift, estate, property and other tax returns, including joint returns and declarations of estimated tax, pay all taxes, claim, sue for and receive all tax refunds, exemptions and copies of the principal's tax returns and records, represent the principal before any federal, state or local revenue agency or taxing body, and sign and deliver all powers of attorney, in behalf of the principal, that may be necessary for such purposes, waive rights and sign instruments on behalf of the principal as required to settle, pay and determine all tax liabilities, and, in general, exercise all powers with respect to tax matters which the principal could if present and under no disability.

(j) **Claims and litigation.** The agent is authorized to institute, prosecute, defend, abandon, compromise, arbitrate, settle and dispose of any claim in favor of or against the principal or any property interests of the principal, collect and receipt for any claim or settlement proceeds and waive or release all rights of the principal, employ attorneys and others and enter into contingency agreements and other contracts as necessary in connection with litigation, and, in general, exercise all powers with respect to claims and litigation which the principal could if present and under no disability.

(k) **Commodity and option transactions.** The agent is authorized to buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and receipt for all proceeds of any such transactions, establish or continue option accounts for the principal with any securities or futures broker, and, in general, exercise all powers with respect to commodities and options which the principal could if present and under no disability.

(l) **Business operations.** The agent is authorized to organize or continue and conduct any business (which terms include, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation) in any form, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity, operate, buy, sell, expand, contract, terminate or liquidate any business, direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants, and, in general, exercise all powers with respect to business interests and operations which the principal could if present and under no disability.

(m) **Borrowing transactions.** The agent is authorized to borrow money, mortgage or pledge any real estate or tangible or intangible personal property as security, for such purposes, sign, renew, extend, pay and satisfy any notes or other forms of obligation, and, in general, exercise all powers with respect to secured and unsecured borrowing which the principal could if present and under no disability.

(n) **Estate transactions.** The agent is authorized to accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property, interest or payment due or payable to or for the principal, assent any interest in and exercise any power over any trust, estate or property subject to fiduciary control, establish a revocable trust solely for the benefit of the principal that terminates at the death of the principal and is then distributable to the legal representative of the estate of the principal, and, in general, exercise all powers with respect to estates and trusts which the principal could if present and under no disability, provided, however, that the agent may not make or change a will, and may not revoke or amend a trust revocable or amendable by the principal, or inquire, trustee of any trust for the benefit of the principal to pay income or principal to the agent, unless specifically authorized by that trust instrument, and specific reference to the trust made in the statutory property power form.

(o) **All other property powers and transactions.** The agent is authorized to exercise all possessory powers of the principal with respect to all possessory interests of property and interests in property, except to the extent the principal limits the generality of this category (a) by striking out one or more of categories (a) through (n) or by specifying other limitations in the statutory property power form.

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