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95070834 L.C. * 0157-01 200834
COOK COUNTY RECORDER

WARRANTY DEED IN TRUST

The Grantors, REID E. SIMPSON and KATHY M. SIMPSON, his wife, of the County of Cook and State of Illinois, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto KATHY E. SIMPSON, of Chicago, Illinois, not individually but as Trustee under the provisions of a Declaration of Trust dated November 29, 1994, which may be amended (hereinafter referred to as "said Trustee") and unto all and every successor or successors in trust under said Declaration, the real estate situated in the County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Declaration set forth.

Said Trustee shall have full power and authority:

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also to cancel, renew, extend or modify existing leases.
- (e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.

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(f) Generally to take any action with reference to said property that said Trustee deems best, the intent being that said Trustee shall have every power and discretion over and in connection with said property that he would have if he was the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with said Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by said Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee was duly authorized and empowered to execute every such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said Trustee the entire legal and equitable title in fee in and to all of the premises above described, and that no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

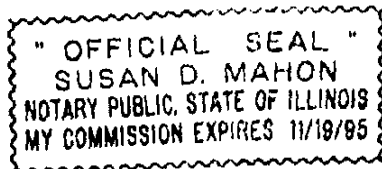
The said Grantor hereby expressly waives and releases any and all right and benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 24
day of January, 1995.

Susan D. Mahon

Reid E. Simpson
REID E. SIMPSON

Kathy M. Simpson
KATHY M. SIMPSON



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Exhibit A

PARCEL 1:

Lot 5 in Tamerlane Crescent, being a resubdivision of part of the Southwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal meridian, in Cook County, Illinois.

PARCEL 2:

Perpetual non-exclusive easement to and for the benefit of Parcel 1 for ingress and egress in, to, over and across Lot 12 as created and set out in the Plat of Subdivision recorded March 20, 1992, as Document Number 92184810, and Lot 49 as created and set out in the Plat of Subdivision recorded December 28, 1989, as Document Number 89514947 and rerecorded as Document Number 89622232.

Permanent Index Number: 14-29-302-148;, 14-29-302-149; 14-29-302-158

Address of Property: 2675-G North Greenview Avenue, Chicago, IL 60614

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