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DEED IN TRUST

THE GRANTOR,

JEROME I. GROTE, of
the County of Cook and
State of Illinois for and in

DEPT-01 RECORDING \$27.50
T6666 TRAN 1711 08/12/97 15:02:00
40316 + IR 97-587892
COOK COUNTY RECORDER

consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and QUIT CLAIMS all of his interest in fee in the following described real property in the County of Cook an State of Illinois to Jerome I. Grote, as Trustee of the Jerome I. Grote Trust created under the provisions of that certain trust agreement dated June 4, 1997 and known as the Jerome I. Grote Trust Agreement, and to any and all successors as Trustee under said trust agreement, or who are legally appointed pursuant thereto:

PARCEL 1:

UNIT 313 IN THE WASHINGTON HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE

THE NORTH 1/2 OF LOT 11, LOT 8 (EXCEPT THE NORTH 166.70 FEET), LOT 7 (EXCEPT THE NORTH 150 FEET), THE EAST 1/2 OF LOT 6 (EXCEPT THE NORTH 150 FEET), THE EAST 30 FEET OF THE WEST 60 FEET OF LOT 6 (EXCEPT THE NORTH 166.70 FEET) IN BLOCK 4 IN FREDERICH H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 26571458 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 26571457

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 17 AND STORAGE LOCKERS 33 AND 38, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 26571458

Permanent Real Estate Index Number: 13-17-107-194-1040

Address of Real Estate: 4660 N. Austin, #313
Chicago, Illinois 60630

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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 agreements set forth.

Full power and authority is hereby granted to each 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 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 present or in future, 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 any 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 any 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 amendment 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, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and 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.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

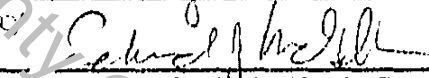
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 22nd day of July, 1997.

 (SEAL)
JEROME I. GROTE

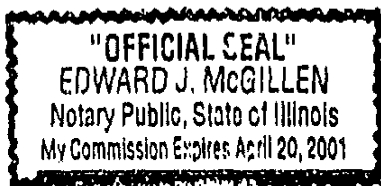
State of Illinois, ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, County of Cook aforesaid, DO HEREBY CERTIFY that JEROME I. GROTE personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

Given under my hand and official seal, this 22nd day of July, 1997

Commission expires 4/20, 192000

NOTARY PUBLIC

This instrument was prepared by:

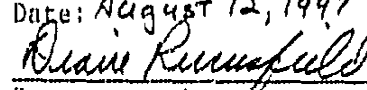
Edward J. McGillen
Carroll, Hartigan, Farmer, Cerney & McGillen, Ltd.
30 N. LaSalle Street, Suite 1200
Chicago, IL 60602



SEND SUBSEQUENT TAX BILLS

MAIL TO: Edward J. McGillen
Carroll, Hartigan, Farmer, Cerney
& McGillen, Ltd.
30 N. LaSalle Street, Suite 1200
Chicago, IL 60602
312/236-3575

Same as Present - No Change

Exempt under provisions of paragraph e,
section 4, Real Estate Transfer Act
Date: August 12, 1997

Representative

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

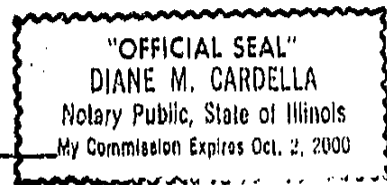
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 12, 19 97

Signature: Diane Rumsfeld

Grantor or Agent

Subscribed and sworn to before me by the said Diane Rumsfeld this 12th day of August, 19 97.
Notary Public Diane M. Cardella



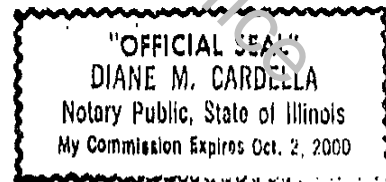
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 12, 19 97

Signature: Diane Rumsfeld

Grantee or Agent

Subscribed and sworn to before me by the said Diane Rumsfeld this 12th day of August, 19 97.
Notary Public Diane M. Cardella



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.)

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