

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, EDWIN H. FROMM and RUTH M. FROMM, husband and wife, of the City of Inverness, Illinois, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto RUTH M. FROMM, not individually, but as trustee under the provisions of a trust instrument known as the RUTH M. FROMM 1996 TRUST, and unto all and every successor or successors in trust under said trust instrument (the named individual, with all successors, is referred to herein as the "Trustee"), the following described real estate located in the County of Cook, State of Illinois, to-wit:

Unit 148 in Inverness on the Ponds Condominium as delineated on the survey of a portion of the following described real estate:

Loch Lomond Greens Unit 1, being a subdivision of parts of Lots 11 and 14 in School Trustees Subdivision of Section 16, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded December 4, 1980 as Document No. 25,692,755 and Inverness on the Ponds Unit 2, being a subdivision of part of Lot 11 in School Trustees Subdivision of Section 16, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1985 as Document No. 85-198,380 in Cook County, Illinois, which survey is attached as Exhibit B to the Amended and Restated Declaration of Condominium Ownership made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated July 17, 1979 and known as Trust No. 1075503, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on June 9, 1983 as Document No. 26,637,534, together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record in the percentages set forth in such Amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of such Amended Declaration as though conveyed thereby.

SUBJECT TO general real estate taxes and installments of special and condominium assessments not yet due and payable; covenants, easements, conditions, encumbrances and restrictions of record; zoning and building laws and ordinances.

Address of Property: 192 Old Wick Lane, Unit 148
Inverness, Illinois 60067

Permanent Index Number: 02-16-303-047-1091

TO HAVE AND HOLD said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust instrument set forth.

In addition to all of the powers and authority granted to the Trustee by the terms of said trust instrument, full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide said real estate or any



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part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 99 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, 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 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 the Trustee 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 the 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 the Trustee; or be obliged or privileged to inquire into any of the terms of said trust instrument; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 instrument 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 instrument or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 predecessors 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.

And said GRANTORS 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 GRANTORS have set their hands as of this 16th day of SEPTEMBER, 1997.


EDWIN H. FROMM


RUTH M. FROMM

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STATE OF Illinois)
COUNTY OF Mcquett) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EDWIN H. FROMM and RUTH M. FROMM, 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, sealed and delivered said instrument as their 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 16th day of September, 1997.

Jeanne Shen
Notary Public

My Commission Expires: August 15, 1999

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Exempt under 35 ILCS 200/31-45 e
9/16/97 Andica Yedonir, as agent
Date Buyer, Seller or Agent

Address of Grantee and
Send Subsequent Tax
Bills To:

Ruth M. Fromm
192 Old Wick Lane, Unit #148
Inverness, Illinois 60067

This Instrument Prepared By and
After Recording Return To:

Shannon L. Walsh
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606

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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 and hold title to real estate under the laws of the State of Illinois.

Dated Sept 16, 19 97 Signature: Andree M. Yerkovich
Grantor or Agent

Subscribed and sworn to before me by the
said ANDREE M. YERKOVICH
this 16th day of Sept
19 97.

"OFFICIAL SEAL"
PATRICIA I. BOWMAN
Notary Public, State of Illinois
My Commission Expires Oct. 14, 2000

Patricia I. Bowman
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 Sept 16, 19 97 Signature: Andree M. Yerkovich
Grantee of Agent

Subscribed and sworn to before me by the
said ANDREE M. YERKOVICH
this 16 day of Sept
19 97.

"OFFICIAL SEAL"
PATRICIA I. BOWMAN
Notary Public, State of Illinois
My Commission Expires Oct. 14, 2000

Patricia I. Bowman
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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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