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THE GRANTORS, Roy C. Robinson, divorced and not since remarried; of the County of Cook, State of Illinois, Rita B. Turner, a widow, of the County of \_\_\_\_\_, State of Maryland, and Lynn Robinson Phillips, married to TERRY PHILLIPS, of the County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto

Roy C. Robinson, as to an undivided fifty percent (50%) interest  
1221 East 87th Street  
Chicago, Illinois 60619

AND

Rita B. Turner, as Trustee of the Rita B. Turner Revocable Trust dated August 23, 1996, (herein 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, as to an undivided fifty percent (50%) interest, as tenants in common  
1501 Eutow Place  
Baltimore, Maryland 21217

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

See Exhibit A attached hereto and made a part hereof

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

Permanent Real Estate Index Number: 11-18-108-009-0000

Address of Real Estate: 1100 Garnett, Evanston, Illinois 60204

THIS IS NOT HOMESTEAD PROPERTY

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, to pledge, or otherwise to 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.

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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 amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver 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 or 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 1st day of September, 1999.

Roy C. Robinson  
Roy C. Robinson

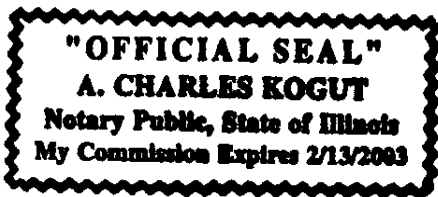
Rita B. Turner  
Rita B. Turner

Lynn Robinson Phillips  
Lynn Robinson Phillips

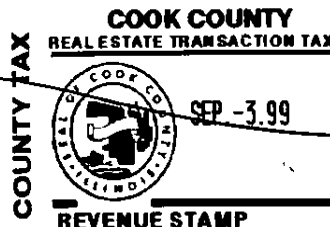
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in the State of Illinois, DO HEREBY CERTIFY that Roy C. Robinson, 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 foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of August, 1999.



A. Charles Kogut  
Notary Public

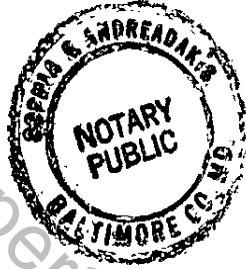


REAL ESTATE TRANSFER TAX	0005850
# 0000007459	FP326670

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in the State of Illinois, DO HEREBY CERTIFY that Rita B. Turner, 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 she signed, sealed, and delivered the foregoing instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of August, 1999.



Handwritten signature of Sophia S. Andreadaki, Notary Public, My Commission Exp 8/1/2003

Property of Cook County Clerk's Office

ACKNOWLEDGMENT

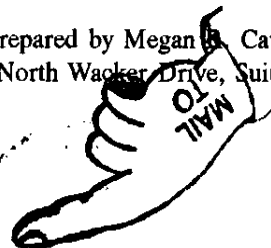
I, the undersigned, a Notary Public, in the State of Illinois, DO HEREBY CERTIFY that Lynn Robinson Phillips, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the foregoing instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of September, 1999.

Handwritten signature of Karl L. Felbinger, Notary Public



This instrument was prepared by Megan R. Cawley of Shaheen, Orr, Pearce, Griffin & Staat, P.C., Attorneys at Law, 20 North Wacker Drive, Suite 2900, Chicago, IL 60606



Mail to:

Send Subsequent Tax Bills To:

Megan R. Cawley
Shaheen, Orr, Pearce, Griffin & Staat, P.C.
20 No. Wacker Drive, Suite 2900
Chicago, IL 60606

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX stamp with date SEP - 3 99, amount 0011700, and identification number FP326669.

EXHIBIT A

Legal Description

Lot 62 and East 1/2 of Lot 63 (except the South 7 feet thereof) in J.B. Hobb's Subdivision of part of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1100 Garnett  
Evanston, Illinois 60204

PIN: 11-18-108-009-0000

**CITY OF EVANSTON** 006573  
**Real Estate Transfer Tax**  
**City Clerk's Office**

PAID AUG 31 1999 Amount \$ 585<sup>00</sup>  
Agent CMD