C-93-05477/CHI-19923

TRUSTEE'S DEED
THIS INSTRUMENT WAS PREPARED BY

PIONEER BANK & TRUST COMPANY
4000 W. NORTH AVENUE - CHICAGO, ILLINOIS (INDIVIDUAL)

03031511

The above space for recorders use only

THIS INDENTURE, made this **10th** day of **December**, 1993, between PIONEER BANK & TRUST COMPANY, a corporation of Illinois duly organized and existing as an Illinois corporation under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee *under the provisions of a deed or deeds in trust* duly recorded and delivered to said Illinois banking association in pursuance of a certain Trust Agreement, dated the **25th** day of **June**, 1953, and known as Trust Number **9234**, party of the first part, and **THE UNO-VEN COMPANY, AN ILLINOIS GENERAL PARTNERSHIP, 3850 N. WILKE ROAD, ARLINGTON HEIGHTS, ILLINOIS 60004** party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of **Ten and No/100** Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

The West 139 feet of the South half of Lot 28 (except part taken for street) in Smith's Addition to Rogers Park, a subdivision in the Northwest Quarter of Sectin 31, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

DEPT-01 RECORDING $29.50
T#0011 TRAN 8774 12/16/93 14:38:00
#5445 # *-03-031511
COOK COUNTY RECORDER

03031511

Common Address: 6801 North Western Avenue, Chicago, Illinois
PIN: 11-31-121-007

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

See Attached Exhibit "B"

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents/Trust Officer and attested by its Assistant Secretary, the day and year first above written.

PIONEER BANK & TRUST COMPANY
As Trustee, as aforesaid, and not personally,

By _____
VICE PRESIDENT/TRUST OFFICER

Attest _____
ASSISTANT SECRETARY

This space for affixing riders and revenue stamps

03031511

STATE OF ILLINOIS, COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the PIONEER BANK & TRUST COMPANY, An Illinois Corporation, and not personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary as custodian of the corporate seal of said Illinois Banking Association caused the corporate seal of said Illinois Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal, Date December 13, 1993

Notary Public

OFFICIAL SEAL
KIMBERLY L. SCHAAL
Notary Public, State of Illinois
My Commission Expires 05-28-97

Document Number

DELIVERY INSTRUCTIONS

NAME After recording mail to:
STREET Lawyers Title Insurance
One First National Plaza
CITY 10 South Dearborn, Suite 3250
Chicago, IL 60603-2093
Case No. CHI-19923

RECORDER'S OFFICE BOX NUMBER _____

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

MAIL TO

29.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 16 '93 DEPT. OF REVENUE 225.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC 16 '93 P.B. 11422 112.00

93631511

LEGAL DESCRIPTION

The West 139 feet of the South Half of Lot 28 (except part taken for street) in Smith's Addition to Rogers Park, a subdivision in the Northwest Quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

EXHIBIT "A"

FILED

09031511

CONDITIONS TO WHICH CONVEYANCE IS SUBJECT

1. A lien for general taxes and special assessments, if any, not yet due and payable.

2. Matters which would be disclosed by an accurate survey.

3. Rights, if any, of public or quasi public utilities and the City of Chicago in and to the land for maintenance therein of any poles, wires, conduits, sewers, etc., or any other utility facilities and appurtenances located therein.

4. Terms, provisions and conditions contained in Lease Agreement by and between Pioneer Trust & Savings Bank, an Illinois corporation, as Trustee under Trust Agreement dated June 25, 1953 and known as Trust No. 9234, lessor, and Pure Oil Division, Union Oil Company of California, A California corporation, lessee, dated July 15, 1968 and recorded Lease dated July 15, 1968 recorded December 5, 1968 as Document Number 20695141, demising and leasing the premises in question for a term of years with options to extend for additional renewal terms, and also granting lessee the option and right of first refusal to purchase the premises, and all rights thereunder of and all acts done or suffered thereunder by said lessee or any parties claiming by, through or under said lessee; and, Assignment and Assumption Agreement dated December 1, 1989 by and between Union Oil Company of California, a California corporation, assignor, and the UNO-VEN Company, an Illinois general partnership, assignee, recorded December 4, 1989 as Document Number 89575686, whereby said assignor assigns, transfers and conveys to said assignee all of assignor's right, title and interest in, to and under said Lease and said assignee accepts the assignment and agrees to assume said Lease.

5. Terms, provisions and conditions contained in unrecorded Lease by and between Union Oil Company of California, a California corporation, lessor, and Fluky's Incorporated, lessee, dated November 1, 1978, demising and leasing the Northerly portion of the land for the purpose of customer and employee parking of said lessee, and all rights thereunder of and all acts done or suffered thereunder by said lessee or any parties claiming by, through or under said lessee.

6. Existing unrecorded leases or subleases other than as specifically shown above, if any, and all rights thereunder of the lessees or sublessees and any parties claiming by, through or under them.

7. Mortgage from The UNO-VEN Company, an Illinois general partnership, to the Connecticut Bank and Trust Company, National Association, a national banking association (the "Corporate Trustee") and Lese Amato (the "Individual Trustee"), as Trustees, to secure an indebtedness under a Loan Agreement dated as of December 1, 1989 securing notes totaling up to $250,000,000.00, dated as of December 1, 1989 and recorded December 4, 1989 as Document Number 89575690. (Affects premises in question and other property).

8. Security interest of the Connecticut Bank and Trust Company, National Association, and Lese Amato, as Trustees, secured party, in certain described chattels on the land,

as disclosed by Financing Statement executed by The UNO-VEN Company, debtor, and filed on December 5, 1989 as Document Number 89 U 28946.

9. Security interest of The Connecticut Bank and Trust Company, secured party, in certain described chattels on the land, as disclosed by Financing Statement executed by The UNO-VEN Company, debtor, and filed on December 5, 1989 as Document Number 89 U 28950. Case Number C-93-05477.

10. Terms, powers, provisions and limitations of the partnership agreement of The UNO-VEN Company, an Illinois general partnership.

11. Judgments or liens against The UNO-VEN Company, an Illinois general partnership and any matter which is the result of the acts of The UNO-VEN Company, an Illinois general partnership.

EXHIBIT "B"