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TRUSTEE'S DEED
STATUTORY (ILLINOIS)



Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/22/2003 03:15 PM Pg: 1 of 3

THIS INSTRUMENT, made this 21st day of June, 2003 between, Victor J. Vaccaro, as Trustee of the Victor J. Vaccaro Revocable Trust under provisions of a certain Trust Agreement dated July 7, 1999 grantors, and 2950 W. Carroll, LLC, an Illinois limited liability company of Chicago, Illinois, grantee, WITNESSETH, that grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Lots 27 through 30 all in Subdivision of part of Block 3 in Lee's Subdivision in the Southwest 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois

AND

Lots 1 to 7 inclusive, in Flint's Addition to Chicago in the Southwest Quarter of Section 12, Township 39 North, Range 13, East of the Third Principal also the South 10 feet of vacated alley lying North and adjoining Lots 1 to 7 inclusive in Flint's Addition aforesaid, in Cook County, Illinois

PINS: 16-12-306-014-0000
16-12-302-001-0000

Address: 2911 West Carroll, Chicago, IL 60612
2948-54 West Carroll, Chicago, IL 60612

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

DATED this 27th day of June, 2003.

[Signature]
Victor J. Vaccaro, as Trustee aforesaid

Exempt under Paragraph e, Section 4 of the Real Estate Transfer Tax Act of Illinois.

Date: June 27, 2003
[Signature]
Grantor/Grantee, Representative

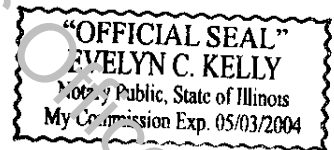
State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Victor J. Vaccaro, Trustee of the Victor J. Vaccaro Revocable Trust under the provisions of a certain Trust Agreement dated July 7, 1999 personally known to me to be the 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 and the free and voluntary act as such trustee, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27th day of June, 2003.

[Signature]
Notary Public

Commission Expires _____, 200__



This instrument prepared by:

Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, IL 60606.

Mail to:

Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, IL 60606

Mail Tax Bill To:

2950 W. Carroll, LLC
c/o Victor J. Vaccaro
Unit 710
1205 West Sherwin
Chicago, IL 60626

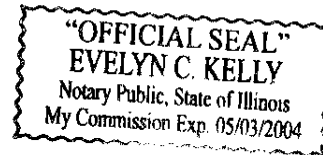
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed 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: June 27, 2003 Signature: [Signature]
Victor J. Vaccaro

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Victor J. Vaccaro
this 27th day of June, 2003



NOTARY PUBLIC [Signature]

The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed 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 June 27, 2003 Signature: [Signature]
Victor J. Vaccaro

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Victor J. Vaccaro
this 27th day of June 2003



NOTARY PUBLIC [Signature]

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 offense.

(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)