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MAIL RECORDED DEED TO:

Abraham Trieger, Esq. Levenfeld & Pearlstein 2 North LaSalle Street **Suite 1300** Chicago, IL 60602

Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 11/10/2004 04:01 PM Pg: 1 of 3

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TRUSTEE'S DEED

THE GRANTOR, JOEL GROSS, AS SUCCESSOR TRUSTEE OF IRVING GROSS DECLARATION OF TRUST DATED OCTOBER 14, 1996, of Cook County, Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, in hand paid, CONVEYS and QUIT CLAIMS to: 2225 W. HOWARD, LLC. an Illinois limited liability company, the "Grantee," the _ following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 15, 16, 17 18 AND 19 IN BLOCK 2 IN DEW?STER'S "L" TERMINAL SUBDIVISION IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THOSE PARTS THEREOF CONDEMNED BY THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS IN CASE NO. 64L10219 AND EXCEPT THOSE PARTS THEREOF LYING SOUTH OF THE SOUTH LINE OF THE PROPERTY CONDEMINED IN SAID CASE 64L10219) IN COOK COUNTY, ILLINOIS.

Address:

5250 Dempster Avenue, Skokie, IL

PIN#:

10-16-332-053-0000

Together with the tenements and appurtenances hereunto belonging, to have and to hold the same unto the Grantee, and to the proper use, benefit and behoof forever of said Grantee.

This Deed is executed by Grantor, as Trustee, as aforesaid, pursuant to direction and in exercise of the power and aurthority granted and vested in said Trustee by the terms of the Declaration of Trust and the provisions of said Declaration of Trust, including the authority to convey directly to Grantee named herein, and of every other power and authority thereunto enabling. This Deed is made subject to: real estate taxes not yet due and payable; covenants, conditions and restrictions of record; public and utility easements.

[Signture Page Follows]

VILLAGE OF SKOKIE, ILLINOIS Economic Development Tax Skokie Code Chapter 10 Paid: \$3750.00 Skokie Office 11/10/04

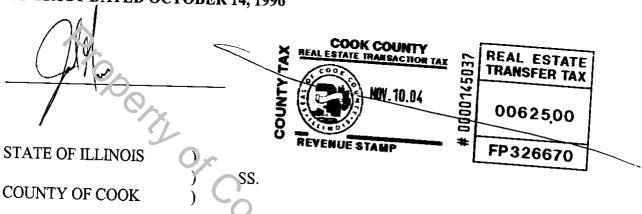
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EXECUTION PAGE TO TRUSTEE'S DEED

IN WITNESS WHEREOF, the undersigned has executed and delivered this Trustee's Deed as of the 10 ft day of November, 2004.

JOEL GROSS, AS SUCCESSOR TRUSTEE OF IRVING GROSS DECLARATION OF TRUST DATED OCTOBER 14, 1996



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOEL GROSS, AS SUCCESSOR TRUSTEE OF IRVING GROSS DECLARATION OF TRUST DATED OCTUBER 14, 1996, 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 their free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this day of November, 2004.

Notary Public

This Instrument Was Prepared By: Keith L. Moore, Esq. 806 Greenwood Street Evanston, IL 60201 "OFFICIAL SEAL"
KEITH L. MOORE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/31/2006



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STREET ADDRESS: 5250 DEMPSTER

CITY: SKOKIE

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

LOTS 15, 16, 17, 18 AND 19 IN BLOCK 2 IN DEMPSTER'S "L" TERMINAL SUBDIVISION IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THOSE PARTS THEREOF CONDEMNED BY THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS IN CASE NO. 64L10219 AND EXCEPT THOSE PARTS THEREOF LYING SOUTH OF THE SOUTH LINE OF THE PROPERTY CONDEMEND IN SAID CASE 64L10219) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office