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DEED IN TRUST WARRANTY DEED

THIS INDENTURE WITNESSETH,
That the Grantor(s),

1393-97 N. MILWAUKEE AVE., LLC,
an Illinois limited liability company,

of the County of Cook and the State of Illinois and
in consideration of TEN (\$10.00) Dollars, and
other good and valuable considerations in hand,
paid, Convey(s) and warrant(s) unto the

ITASCA BANK & TRUST CO.,
308 W. Irving Park Road,
Itasca, Illinois, 60143,

an Illinois Corporation, as Trustee under the provisions of a trust agreement dated July 12, 2006, and known
as Trust Number 12277 the following described real estate in the County of and State of Illinois, to-wit

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and
purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide
said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision
or part thereof and to resubdivide said property as often as desired, to contract to sell, to grant options, to sell
on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or
otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in
praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding 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 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 said premises 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.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted
to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in
relation to said premises, 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 privileged or obliged to
inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, hereby
declared to be personal property and to be in the earnings, avails and proceeds arising from this disposition of
the premises; the intention hereof being to vest in the said ITASCA BANK & TRUST CO., the entire legal
and equitable title in fee, in and to all of the premises above described.

This conveyance is made upon the express understanding and condition that neither ITASCA BANK &
TRUST CO., individually or as Trustee, nor its successor or successors in trust shall incur any personal
liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or
attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said



Doc#: 0619944110 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2006 04:03 PM Pg: 1 of 4

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Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

1393-97 N. MILWAUKEE AVE., LLC

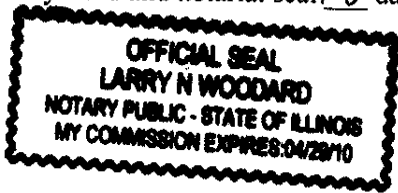
EXEMPT TRANSACTION PURSUANT TO SECTION 31-45 E OF THE ILLINOIS TRANSFER TAX ACT

BY *Charles Kam*
Its Sole Member

CAK
Initials

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Charles Kam is personally known to me to be the Sole Member of 1393-97 N. MILWAUKEE AVE., LLC, an Illinois limited liability company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said limited liability corporation, for the uses and purposes set forth.

Given under my hand and notarial seal 18 day of July, 2006.



[Signature]
Notary Public

PLEASE MAIL TO:
Itasca Bank & Trust Co.
Attn: Trust Department
308 West Irving Park Road
Itasca IL 60143

PROPERTY ADDRESS:
1393-97 N. Milwaukee Ave.
First Floor
Chicago, IL 60622

MAIL SUBSEQUENT BILLS TO:
--SAME--

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EXHIBIT "A" LEGAL DESCRIPTION

ALL THAT PART OF THE REAL ESTATE LYING BELOW A HORIZONTAL PLANE OF +100.55 FEET (ASSUMED DATUM) AND LYING BELOW A HORIZONTAL PLANE OF +113.05 FEET (ASSUMED DATUM) LYING WITHIN THE BOUNDARIES OF THAT PART OF LOTS 1, 2 AND 3 IN THE WESTERLY PART OF BLOCK 11 IN MC REYNOLDS' SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS EAST, 12.53 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 15 MINUTES 27 SECONDS EAST, 1.42 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY, CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 1393-1397 NORTH MILWAUKEE AVENUE IN CHICAGO; THENCE SOUTH 47 DEGREES 54 MINUTES 09 SECONDS WEST, 1.00 FOOT TO THE INTERIOR FACE OF THE WEST COMMERCIAL SPACE, BEING THE POINT OF BEGINNING; THENCE SOUTH 47 DEGREES 54 MINUTES 09 SECONDS EAST, 10.27 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 27 SECONDS EAST, 24.70 FEET; THENCE SOUTH 41 DEGREES 54 MINUTES 24 SECONDS WEST, 24.25 FEET; THENCE NORTH 48 DEGREES 19 MINUTES 41 SECONDS WEST, 4.28 FEET; THENCE NORTH 41 DEGREES 54 MINUTES 24 SECONDS EAST, 5.22 FEET; THENCE NORTH 48 DEGREES 19 MINUTES 41 SECONDS WEST, 5.31 FEET; THENCE NORTH 41 DEGREES 54 MINUTES 24 SECONDS EAST, 8.31 FEET; THENCE NORTH 48 DEGREES 19 MINUTES 41 SECONDS WEST, 6.57 FEET; THENCE NORTH 41 DEGREES 54 MINUTES 24 SECONDS EAST, 8.31 FEET; THENCE NORTH 48 DEGREES 19 MINUTES 41 SECONDS EAST, 5.29 FEET; THENCE NORTH 41 DEGREES 54 MINUTES 24 SECONDS EAST, 5.34 FEET; THENCE NORTH 48 DEGREES 19 MINUTES 41 SECONDS WEST, 5.28 FEET; THENCE NORTH 41 DEGREES 54 MINUTES 24 SECONDS EAST, 15.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-219-026-0000
(Part Thereof) 17-06-219-027-0000

COMMON
ADDRESS: 1393-97 North Milwaukee Avenue
First Floor
Chicago, Illinois 60622

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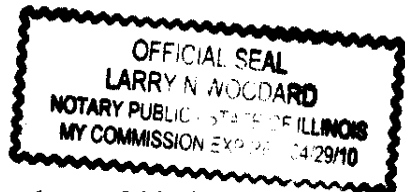
STATEMENT BY GRANTOR AND GRANTEE

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

Dated: 7/18, 2006 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 18 day of July, 2006

[Signature]
Notary Public

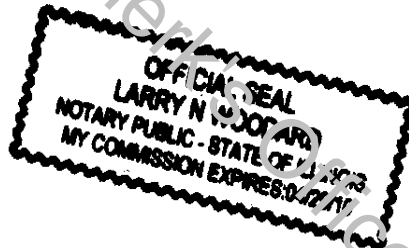


The Grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: 7/18, 2006 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 18 day of July, 2006

[Signature]
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)