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THIS INDENTURE, made this 30th day of March, 1989, between PIONEER BANK & TRUST COMPANY, an Illinois Corporation, with its principal place of business being 4000 West North Avenue, Chicago, Illinois 60639, 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 (PIONEER BANK & TRUST COMPANY) (Illinois banking corporation), in pursuance of a certain Trust Agreement, dated the 4th day of September, 1979, and known as Trust Number 21973, party of the first part, and COSMOPOLITAN NATIONAL BANK of CHICAGO, an Illinois banking corporation whose address is 801 North Clark Street, Chgo., as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of November, 1988, and known as Trust Number 28895, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) Ten and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following real estate, situated in COOK County, Illinois, to wit:

Lot Twenty-one (21) in Block One (1) in Baird and Bradley's Subdivision in the East Half (E 1/2) of the North West Quarter (NW 1/4) and the West Half (W 1/2) of the North East Quarter (NE 1/4) of Section Six (6), Township Thirty-nine North (39 N), Range Fourteen (14), East (E) of the Third (3rd) Principal Meridian, in Cook County, Illinois.

c/w/a: 1247 North Damen Avenue, Chicago, Illinois

PERMANENT INDEX NUMBER: 17-06-225-004

SUBJECT TO: CIRCUIT COURT OF COOK COUNTY, ILLINOIS MUNICIPAL DEPARTMENT - FIRST DISTRICT CITY OF CHICAGO, a Municipal Corporation, Plaintiff CASE #81-M-63540

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX REVENUE 800.00

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes hereinafter expressed.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF. And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution, or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the Trustee grantee named herein, and every other power and authority thereto 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, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (PIONEER BANK & TRUST COMPANY) (Vice President) (Trust Officer) and attested by its (PIONEER BANK & TRUST COMPANY) (Trust Officer) the day and year first written above.

PIONEER BANK & TRUST COMPANY

as Trustee, as aforesaid, personally.

By: BARBARA A. OLSEN (Vice President) (Trust Officer)

ATTEST By: DANIEL N. WLODEK (Trust Officer)

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named (PIONEER BANK & TRUST COMPANY) (Vice President) (Trust Officer) and (PIONEER BANK & TRUST COMPANY) (Trust Officer) of (PIONEER BANK & TRUST COMPANY)

and (PIONEER BANK & TRUST COMPANY) (Illinois banking corporation), Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (PIONEER BANK & TRUST COMPANY) (Vice President) (Trust Officer) and (PIONEER BANK & TRUST COMPANY) (Trust Officer) 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 (PIONEER BANK & TRUST COMPANY) (Illinois banking corporation) for the uses and purposes therein set forth, and the said (PIONEER BANK & TRUST COMPANY) (Trust Officer) then and there acknowledged that said (PIONEER BANK & TRUST COMPANY) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said (PIONEER BANK & TRUST COMPANY) (Illinois banking corporation), to be affixed to said instrument as the free and voluntary act of said (PIONEER BANK & TRUST COMPANY) (Vice President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Witnessed on this 30th day of March, 1989

OFFICIAL SEAL

RENA M. PHILLIPS

Notary Public, State of Illinois

My Commission Expires 4-1-89

My Commission Expires: Notary Public

MAIL TO: RONALD B. KARAL (Name) 188 W. PRINCETON #1200 (Address) CHICAGO, ILL. 60604 (City, State and Zip)

DOCUMENT PREPARED BY: DANIEL N. WLODEK PIONEER BANK & TRUST COMPANY 4000 West North Avenue, Chicago, IL SEND SUBSEQUENT TAX BILLS TO: Name: Address: ADDRESS OF PROPERTY: 1247 North Damen Avenue Chicago, Illinois

OR RECORDER'S OFFICE BOX NO.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

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DOCUMENT NUMBER

Handwritten notes: 1101, 17-06-225-004, Land title

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 99 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every 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 of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither PIONEER BANK and TRUST COMPANY ----- 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 Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and 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 a 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.

The interest of each and every beneficiary hereunder and under said Trust Agreement, 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 any 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 or such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said PIONEER BANK & TRUST COMPANY ----- the entire legal and equitable title in fee simple, in and to all of the real estate above described.

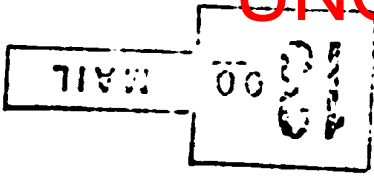
If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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