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7628120 DT 316

TRUSTEE'S DEED IN TRUST

This indenture made this 19TH day of SEPTEMBER 1996 between MARQUETTE NATIONAL BANK, a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 22ND day of NOVEMBER 19 93 and known as Trust Number 13045 part of the first part, and

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DEPT-01 RECORDING \$29.00
T#0012 TRAN 2117 09/24/96 14:56:00
#3658 + CG *-96-729765
COOK COUNTY RECORDER

STATE STREET BANK & TRUST COMPANY, A MASSACHUSETTS TRUST COMPANY, AS TRUSTEE UNDER DECLARATION OF TRUST DATED NOVEMBER 13, 1995

Whose address is: C/O PEREY'S, 3111 W. ALLEGHENY AVE. PHILADELPHIA, PA 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 & QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois,

SEE ATTACHED FOR LEGAL DESCRIPTION

This deed is also subject to the Declaration of Covenants, Conditions, Restrictions and Easements, dated 9/20/96, between American National Can Company and Marquette National Bank, as Trustee w/a dtd 11/22/93, Trust 13045.

Address of Property 6817 SOUTH WESTERN AVENUE, CHICAGO, ILLINOIS.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE 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 of said party of the second part. This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

MARQUETTE NATIONAL BANK, As Trustee as aforesaid

BY

[Signature of Trust Officer]

Trust Officer

Attest

[Signature of Assistant Secretary]

Assistant Secretary

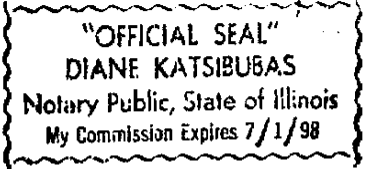


State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for the County and State, Do Hereby Certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE NATIONAL BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19TH day of SEPTEMBER 1996

[Signature of Diane Katsibugas]
Notary Public



BOX 333-CTJ

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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 purchase, to sell on any terms, to convey either with or without consideration, to convey said premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and periods of time and to amend, change or modify leases and the terms and provisions thereof any any time or times hereafter, to contract to make leases and to grant options to rentals, 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 or easement appurtenant to said premises or any part thereof, 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 dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, 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 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 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 as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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.

AFTER RECORDING, PLEASE MAIL TO:

SHARON ROMAN

PEP BOYS MANNY, MCE + JACK

3111 W. ALLEGHENY AVE.

PHILADELPHIA, PA 19132

THIS INSTRUMENT WAS PREPARED BY
GLENN E. SKINNER JR.
MARQUETTE NATIONAL BANK
6155 SOUTH PULASKI ROAD
CHICAGO, IL 60629

* Grantor also grants to Grantee all easements and rights set forth in Declaration of Covenants, Conditions, Restrictions and Easements, dated 9/20/96 between American National Can Company and Marquette National Bank, as Trustee, under Trust Agreement dated 11/2/93 and known as Trust No. 13045.

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EXHIBIT A

Legal Description

THE NORTH HALF OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SOUTH WESTERN AVENUE WITH A LINE PARALLEL WITH AND 282.74 FEET NORTH FROM THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE NORTHWARD ALONG SAID EAST LINE OF SOUTH WESTERN AVENUE A DISTANCE OF 557.91 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 400.91 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EASTWARD ALONG SAID PARALLEL LINE A DISTANCE OF 280.00 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 280.00 FEET EAST FROM SAID EAST LINE OF SOUTH WESTERN AVENUE; THENCE SOUTHWARD ALONG SAID PARALLEL LINE A DISTANCE OF 557.54 FEET, TO AN INTERSECTION WITH THE AFOREMENTIONED LINE DRAWN PARALLEL WITH AND 282.74 FEET NORTH FROM THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Commonly known as 6017 South Western Avenue, Chicago, Illinois

PIN: 20-18-300-006, 007

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Property of Cook County Clerk's Office

FLAT ACT AFFIDAVIT

GLENN AZUMA, ~~Manager~~ and James F. Capraro as Managers of Southwest Development, L.L.C., being duly sworn on oath, states that he resides c/o Southwest Development, L.L.C., 222 South Riverside Plaza, Suite 1616, Chicago, Illinois 06606, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE.)

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements or access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The sale or exchange is of an entire tract of land not being part of a larger tract of land.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SOUTHWEST DEVELOPMENT, L.L.C.

By: [Signature]
Glenn Azuma, Manager

Subscribed and Sworn to before me
this 20 day of September, 1996

[Signature]
Notary Public

"OFFICIAL SEAL"
JANIECE G.R. WATERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/23/97

[Signature]
James F. Capraro, Manager

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1555
CO. PD. 016
255334

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 23 '96 DEPT. OF REVENUE
570.00
P.B. 10686

1555
CO. PD. 016
255335

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 23 '96 DEPT. OF REVENUE
570.00
P.B. 10686

254809

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP 23 '96
570.00
P.B. 11427

122283

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE SEP 23 '96
8,550.00
P.B. 11198

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