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TRUSTEE'S DEED

INTERCOUNTY TITLE

S1466580 RC(2)

Joint Tenancy

DEPT-01 RECORDING \$27.50
T#0001 TRAN 5820 09/26/96 10:01:00
#6664 RC *-96-734100
COOK COUNTY RECORDER

96734100

The above space for recorder's use only

THIS INDENTURE, made this 15th day of August, 19 96, between AUSTIN BANK OF CHICAGO, an Illinois banking corporation, Chicago, Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking corporation, in pursuance of a certain Trust Agreement, dated the 8th day of February, 19 90, and known as Trust Number 6620, party of the first part, and Steven S. Yee and Catherine L. Cunningham parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100--- Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION/SUBJECT TO RULE ATTACHED HERETO AS EXHIBIT "A"

GRANTEE'S ADDRESS: 2245 North Western Avenue
Chicago, Illinois 60647

96734100

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4
OF THE REAL ESTATE TRANSFER TAX ACT.

DATE: AUGUST 28, 1996

AGENT:

Cook County Clerks Office

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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, and of every other power and authority thereunto 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.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its duly authorized officers, the day and year first above written.

AUSTIN BANK OF CHICAGO as Trustee, as aforesaid, and not personally,

By [Signature]
Title: VICE PRESIDENT/TRUST OFFICER

Attest [Signature]
Title: VICE PRESIDENT/ASST. TRUST OFFICER

STATE OF ILLINOIS,
COUNTY OF COOK SS.

This instrument
prepared by:

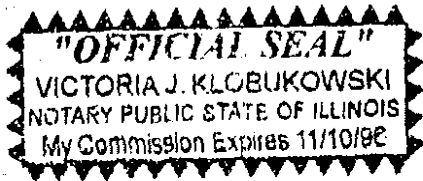
Austin Bank of Chicago
6400 West North Avenue
Chicago, Illinois 60707

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly authorized officers of AUSTIN BANK OF CHICAGO and that they appeared before me (his day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

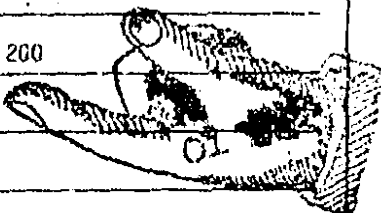
Given under my hand and official seal, this 15th
day of August, 19 96.

Commission expires November 10, 19 96.

[Signature]
Notary Public



MAIL TO:
JAMES T. MCKENZIE, ESQ.
1005 W. WISE ROAD, SUITE 200
SCHAUMBURG, IL 60193



FOR INFORMATION ONLY INSERT PERMANENT
INDEX NUMBER AND STREET ADDRESS OF
ABOVE DESCRIBED PROPERTY HERE

INDEX NO. 14-17-222-007 & 14-17-222-008
ADDRESS 917-23 West Windsor
Parking Units 18 & 19
Chicago, Illinois 60640

OR RECORDER'S OFFICE BOX NO. _____

SEND TAX BILLS TO:
STEVEN S. YEE
914-2D W. SUNNSIDE
CHICAGO, IL 60640

Address of Grantor:
AUSTIN BANK OF CHICAGO
5645 W. LAKE STREET
CHICAGO, IL 60644

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EXHIBIT "A"

LEGAL DESCRIPTION

FOR

PARKING UNITS 18 & 19

917-23 W. WINDSOR, CHICAGO, ILLINOIS 60640

PARKING UNITS 18 & 19, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SUNNYCOURT CONDOMINIUM PARKING ASSOCIATION AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96367543, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1996 and subsequent years.

PIN: 14-17-222-007 & 14-17-222-008

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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: AUGUST 23, 1996

Signature: _____

Grantor or Agent

Subscribed and Sworn to before me by the said BRIAN K. KOZMINSKI this 28TH day of AUGUST, 1996

Notary Public



The Grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: AUGUST 28, 1996

Signature: _____

Grantee or Agent

Subscribed and Sworn to before me by the said STEVEN S. YEE this 28TH day of AUGUST, 1996

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.)

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