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TRUSTEE'S DEED/TRUST TO TRUST

BEVERLY TRUST COMPANY, an Illinois corporation, as Successor Trustee to BEVERLY BANK

under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a Trust Agreement dated the 14th day of June, 1979, and known as Trust Number B-6451 for the consideration of Ten dollars, and other good and valuable considerations in hand paid, conveyed and quit claims to

DEPT-01 RECORDING \$27.00
7#0012 TRAN 9096 02/09/96 11:23:00
#7489 CG *-96-112496
COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

SOUTH CHICAGO BANK TRUST 11-2914 dated December 28, 1995

party of the second part, whose address is 9200 S. Commercial Ave. Chicago, Illinois 60617

the following described real estate situated in Cook County, Illinois, to wit:

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago transaction Tax ordinance by paragraph(s) 6 of Section 200.1-286 of said ordinance.

PIN # 25-02-102-016-0000

together with the tenements and appurtenances thereunto belonging; to have and to hold unto said party of the second part said premises forever.

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

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, of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer this 1st day of February 1996

BEVERLY TRUST COMPANY, as Trustee of aforesaid

BY [Signature]
Trust Officer

ATTEST [Signature]
Assistant Trust Officer

Street address of above described property:

8757 S. Greenwood Chicago, Illinois

BOX 333-CTI

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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 presenti 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 terms of 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 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 of 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 grantee, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 is conditioned 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 as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

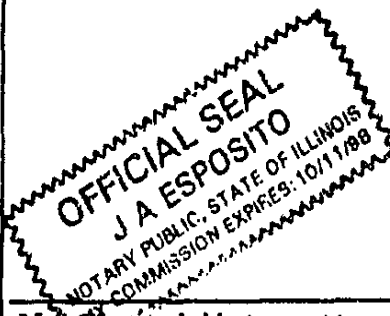
If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of titles or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in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

STATE OF ILLINOIS
COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and Assistant Trust Officer of the BEVERLY TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant 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 Corporation for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said Assistant Trust Officer's own 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 Notarial Seal this 5th day of February, 19 96

J. Esposito
Notary Public



Mail this recorded instrument to:

MATHIAS MATTERN
3043 WEST 111TH STREET
CHICAGO, ILLINOIS 60655

This instrument was prepared by:

Patricia Ralphson
Beverly Trust Co.
10312 S. Cicero
Oak Lawn Illinois 60453

Beverly Trust Company

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CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1410 007587550 EP

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN KLARICH'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 13, 1960 AS DOCUMENT NO. 17805057 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 4 A DISTANCE OF 311.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4, THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 295.81 FEET, THENCE SOUTH ON A LINE A DISTANCE OF 320.00 TO A POINT ON THE SOUTH LINE OF SAID LOT 4 BEING 295.73 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4, THENCE WEST ALONG SAID SOUTH LINE OF LOT 4 A DISTANCE OF 295.73 FEET TO SAID SOUTHWEST CORNER OF LOT 4; THENCE NORTH ALONG SAID WEST LINE OF SAID LOT 4 A DISTANCE OF 320.0 FEET MORE OR LESS TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

Exempted under Real Estate Transfer Tax Act, Sec. 4, Par. E and Cook County Ord. 95104, Par. E.

Date: 2-8-96 Signature: _____

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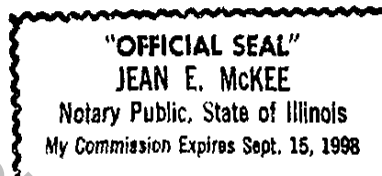
STATEMENT BY GRANTOR AND GRANTEE

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 2-8, 1996. Signature: [Signature]
Grantor or Agent

Subscribed and Sworn to before me by the said
N. MATTERN
this _____ day of _____, 19____.

[Signature]
NOTARY PUBLIC

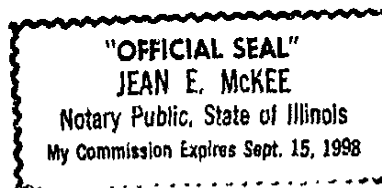


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 2-8, 1996. Signature: [Signature]
Grantee or Agent

Subscribed and Sworn to before me by the said
N. MATTERN
this _____ day of _____, 19____.

[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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.}

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