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Cook County Recorder 2700

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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This Indenture, made this 20th day of September A.D. 19 97 between LaSalle National Bank, Chicago, Illinois, 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 2nd day of December 19 96, and known as Trust Number 170583 (the "Trustee"), and ROY, FORBES AND PERLA FORBES (the "Grantees") (Address of Grantee(s): 20330 Lexington Blvd., Northville, MI 48167)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) * and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantees, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to wit:

*CONSIDERATION PAID TO AN ACCOMMODATOR PURSUANT TO IRC1031.

FOR THE LEGAL DESCRIPTION SEE ATTACHED RIDER WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

SUBJECT TO: Covenants, conditions and restrictions of record; general real estate taxes for 1996 and subsequent years.

Property Address: 444 West Fullerton, Unit No. 1104 & P-58, Chicago, Illinois 60614

Permanent Real Estate Index Number: 14-28-317-056-0000

together with the tenements and appurtenances thereunto belonging.

BOX 333-CTI

To Have And To Hold the same unto the Grantees not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of the Grantees forever.

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 affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

LaSalle National Bank
as Trustee as aforesaid,

Nancy Carson
Assistant Secretary

By Rosemary Collins
Assistant Vice President

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|---|--|
| <p>This instrument was prepared by:</p> <p><u>Rosemary Collins/kb</u></p> | <p>LaSalle National Bank Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60603-4192</p> |
|---|--|

State of Illinois
County of Cook

SS:

I, _____ the undersigned _____ a Notary Public in and for said County,

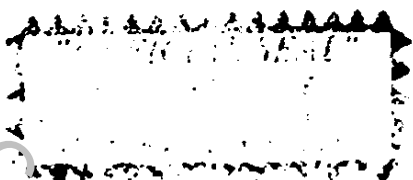
in the State aforesaid, Do Hereby Certify that Rosemary Collins

Assistant Vice President of LaSalle National Bank, and Nancy A. Carlin

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his own 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 29th day of September AD. 1997

Notary Public



MAIL TO:

SCOTT B. FRIEDMAN
130 W. EASTMAN #300
Arlington HTS, IL.
60004

LaSalle National Bank

Trustee To

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60603-4192

Box No. _____

TRUSTEE'S DEED
(in Joint Tenancy)

Address of Property

LEGAL DESCRIPTION

Parcel 1: UNIT 1104 *and P-58* IN THE PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS 1, 2 AND 3 IN F. DEMING'S SUBDIVISION OF LOTS 6, 7, 8 AND 9 OF OUTLOT 'C' IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT # 97400395 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE COMMERCIAL PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED - June 5, 1997 AS DOCUMENT NUMBER - 97400394.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

(A) The Tenant of Unit has waived or has failed to exercise the right of first refusal; (B) The Tenant of the Unit had no right of first refusal; or (C) The purchaser of the Unit was the Tenant of the Unit prior to the conversion of the building to a condominium.