

TRUSTEE'S DEED

THIS INDENTURE, dated 12-10-97 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, 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 Bank in pursuance of a certain Trust Agreement dated 6-1-87

known as Trust Number 25-8591 party of the first part, and

VENTURE PLAZA LIMITED PARTNERSHIP C/O KATZ BROS. DEVELOPMENT CORP. II, COOK COUNTY, IL, party parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 2050 W. Peterson

Property Index Number 14-06-116-074-0000 and 14-06-116-015 together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

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.

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 one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

PREPARED BY: AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO 33 NORTH LASALLE ST., CHICAGO IL 60690

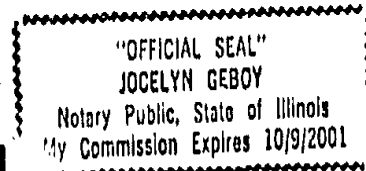
By: GREGORY KASPRZYK, VICE PRESIDENT

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that GREGORY KASPRZYK, an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated December 15, 1997.

JOCELYN GEBORY NOTARY PUBLIC



MAIL TO:

BOX 333-CTI

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1:

THAT PART OF LOTS 7 THROUGH 10, BOTH INCLUSIVE, (EXCEPT THAT PORTION OF SAID LOTS TAKEN FOR THE WIDENING OF PETERSON AVENUE) IN BARBARA EVERT'S ADDITION TO HIGH RIDGE, IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE AFORESAID LOT 7 WITH THE NORTH LINE OF PETERSON AVENUE, AS WIDENED (BEING A LINE DRAWN 67.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 6); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE OF PETERSON AVENUE, 280.96 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 232.50 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 72.44 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 69.81 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 30.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.48 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.48 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 12.14 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 35.90 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 15.75 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 0.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.67 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 0.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 16.10 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 9.08 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.05 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 9.69 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

PARCEL 2:

THAT PART OF LOTS 7 THROUGH 10, BOTH INCLUSIVE, (EXCEPT THAT PORTION OF SAID LOTS TAKEN FOR THE WIDENING OF PETERSON AVENUE) IN BARBARA EVERT'S ADDITION TO HIGH RIDGE, IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE AFORESAID LOT 7 WITH THE NORTH LINE OF PETERSON AVENUE AS WIDENED (BEING A LINE DRAWN 67.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 6); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE OF PETERSON AVENUE, 280.96 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 5.62 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 162.93 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 10.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20.61 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 0.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.17 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 0.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 35.61 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 0.77 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 18.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST

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0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 6.42 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.05 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.05 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 21.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 29.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 28.96 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 29.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.11 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 3.55 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 1.27 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 24.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 52.24 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 0.72 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 12.40 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 CREATED BY THE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED MAY 9, 1988 BY AND AMONG THE MAY DEPARTMENT STORES COMPANY, THE BANK OF RAVENSWOOD, TRUSTEE UNDER THE TRUST AGREEMENT DATED JUNE 1, 1987 AND KNOWN AS TRUST NUMBER 25-8591, AND VENTURE PLAZA LIMITED PARTNERSHIP, RECORDED MAY 19, 1988 AS DOCUMENT NUMBER 88-214419 IN COOK COUNTY, ILLINOIS.

Property Address of Premises

2050 West Peterson Avenue
Chicago, Illinois 60659

Exempt under provisions of Paragraph _____, Section _____, Real Estate Transfer Tax Act.

12/15/97
Date

Buyer, Seller or Recipient

PERMANENT TAX IDENTIFICATION NUMBERS

14-06-116-074-0000
14-06-116-075-0000

STATEMENT BY GRANTOR AND GRANTEE

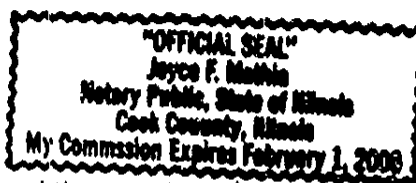
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/15/97

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Handwritten Name]
THIS 15th DAY OF December, 1997.

NOTARY PUBLIC [Handwritten Name]



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.

Date 12/15/97

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Handwritten Name]
THIS 15th DAY OF December, 1997.

NOTARY PUBLIC [Handwritten Name]



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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