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TRUSTEE'S DEED

97033772

This indenture made this 27th day of December, 1996, between THE CHICAGO TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of July, 1986, and known as Trust Number 1088623, party of the first part, and

DEPT-01 RECORDING \$25.50
 T#0001 TRAN 7484 01/15/97 15:03:00
 #6839 + RC *-97-033772
 COOK COUNTY RECORDER

Reserved for Recorder's Office

JACK KEISMAN

whose address is: 1750 N. Wolcott, Chicago, Illinois 60622

2550
B

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS RIDER AND MADE A PART HEREOF.

057749
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP JAN 15 '97
 150.00

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 JAN 15 '97
 DEPT. OF REVENUE
 300.00
 97033772

FIRST AMERICAN TITLE INSURANCE # CC101718 2/3 82

Permanent Tax Number: 14-31-417-001, 14-31-417-002, 14-31-417-003
 together with the tenements and appurtenances thereunto belonging. 14-31-417-004 + 14-31-417-005

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

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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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

THE CHICAGO TRUST COMPANY,
as Trustee as Aforesaid



By: Susan Decker
Assistant Vice President

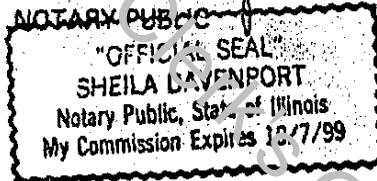
Attest: Walter J. [Signature]
Assistant Secretary

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the above named Assistant Vice President and Assistant Secretary of THE CHICAGO TRUST COMPANY, Grantor, 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 the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of January, 1997. Date

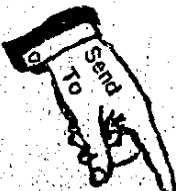
Sheila Davenport



PROPERTY ADDRESS:
1745-1749 N. Winchester
Chicago, Illinois

This instrument was prepared by:

Melanie M. Hinds
The Chicago Trust Company
171 N. Clark Street ML09LT
Chicago, IL 60601-3294



AFTER RECORDING, PLEASE MAIL TO:

NAME Michael S. Friman - Levin + Ginsburg U2

ADDRESS 180 N. LaSalle, Ste 2210

CITY, STATE Chicago IL 60601

OR BOX NO. _____

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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 65, 66 AND 67 IN BLOCK 37 IN E.R. SMITH'S SUBDIVISION IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 6 TO 10 BOTH INCLUSIVE; LYING NORTH OF THE NORTH LINE OF THE LOT 65; LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 10 TO THE NORTHWEST CORNER OF LOT 65; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 6 TO THE NORTHEAST CORNER OF LOT 65, ALL IN BLOCKS 37 IN E.R. SMITH'S SUBDIVISION IN SHEFFIELD'S ADDITION, BEING THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; SAID PART OF PUBLIC ALLEY HEREIN VACATED BEING FURTHER DESCRIBED AS THE WEST 121 FEET OF THE FIRST EAST-WEST 16 FOOT PUBLIC ALLEY SOUTH OF WEST BLOOMINGDALE AVENUE IN THE BLOCK BOUNDED BY WEST BLOOMINGDALE AVENUE, WEST WABANSIA AVENUE, NORTH WINCHESTER AVENUE AND NORTH WOLCOTT AVENUE.



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