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Exempt under Real Estate Transfer Tax Act, Section 4 paragraph E, and Cook County Ordinance 95104 paragraph 4.

Dated: January 30, 1997

Signature: Jackie Wilson, Keck, Mahin & Cate

TRUSTEE'S DEED

THIS INDENTURE, dated December 5, 1996 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 August 27, 1992

known as Trust Number 11731* party of the first part, and

865-875 W. North Avenue, L.L.C., 865-875 W. North Avenue, Chicago, IL 60622

RECORDED
INDEXED
FILED
COOK COUNTY RECORDER

97071824

(Reserved for Recorders Use Only)

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:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 865-875 W. North Avenue

Property Index Number 17-05-209-001 and 17-05-209-002

together with the tenements and appurtenances thereunto 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 & TRUST COMPANY OF CHICAGO
SUCCESSOR TRUSTEE TO
COMERICA BANK - ILLINOIS

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

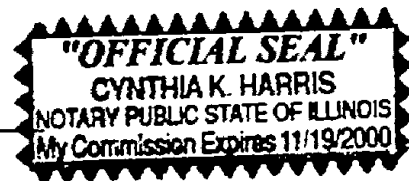
By: Gregory S. Kasprzyk, Vice President

STATE OF ILLINOIS
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
) Gregory S. 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 January 30, 1997.

Cynthia K. Harris
NOTARY PUBLIC



Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St, Chicago IL 60690
MAIL TO: Dennis M. Wilson, P.C., KECK, MAHIN & CATE, 77 W. Wacker Drive, Chicago, IL 60601



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Exhibit A

Legal Description

Lots 12 to 15 both inclusive in John A. Yates resubdivision of block 40 in Elston Addition to Chicago, is Section 5, Township 39 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

Street Address: 865-875 West North Avenue
Chicago, Illinois

Permanent Tax No. 17-05-209-001
~~17-05-209-002~~
~~17-05-209-003~~

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STATEMENT BY GRANTOR AND GRANTEE

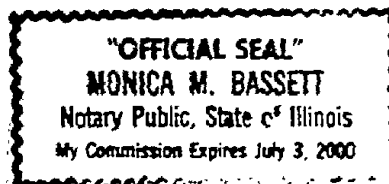
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 30, 1997

Signature: Jackie Dubin of K&K, Mahin & Co, Agent
Grantor or Agent

Subscribed and sworn to before me
by the said Jackie Dubin
this 30th day of January
1997.

Notary Public Monica M. Bassett



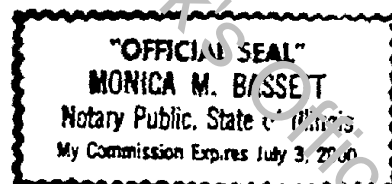
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 30, 1997

Signature: Jackie Dubin of K&K, Mahin & Co, Agent
Grantee or Agent

Subscribed and sworn to before me
by the said Jackie Dubin
this 30th day of January
1997.

Notary Public Monica M. Bassett



Note: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C Misdemeanor for the first offense and of Class A Misdemeanor for subsequent offenses.

(Attach to deed or AB) 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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