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SEPT-01 RECORDING \$33.00
14:00:00 TRAN 7181 02/18/97 15:55:00
5517 : SK 8-97-111947
COOK COUNTY RECORDER

TRUSTEE'S DEED - INDIVIDUAL

THIS INDENTURE, made this 6th of February 1997 between First Bank National Association, a National Banking Association, of 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 10th day of May 1965, and known as Trust Number 1641, Party of the First Part and Corus Bank, n/t/u Trust No. 4261 dated January 1, 1997 Party(ies) of the Second Part.

Address of Grantee(s):

WITNESSETH, that Party of the First Part, in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and quitclaim unto said Party(ies) of the Second Part, the following described real property, situated in the County of COOK, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

together with the tenements and appurtenances thereunto belonging.

Permanent Real Estate Index Number(s): 17-10-122-001, 17-10-122-1204, 17-10-122-005
17-10-122-006, 549-5517 MICHIGAN, 155 EAST OHIO
Subject to: The items set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto said Part(ies) of the Second Part as aforesaid and to the proper use, benefit and behalf of said Party(ies) of the Second Part forever.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said Trustee by the terms of the 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 property or any part thereof given to secure the payment of money and remaining unleased at the date of the delivery thereof.

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 Vice President and Attested to by its Vice President, the day and year first above written.

ATTEST

FIRST BANK NATIONAL ASSOCIATION
as Trustee as aforesaid,

By: [Signature]

By: [Signature]

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101,250.00 *8/11*

Property of Cook County Clerk's Office

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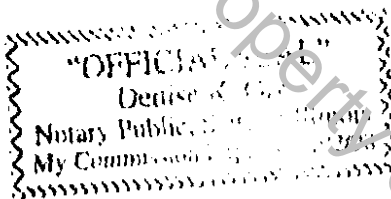
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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
LOUISE HILDEBRAND, Vice President of FIRST BANK NATIONAL ASSOCIATION, and
William M. Walsh, Vice President, personally known to me to be the same persons
whose names are subscribed to the foregoing instrument as such Vice President and
Vice President 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 Bank, for the uses
and purposes therein set forth; and that the said trust officer did also then and there acknowledge that he/she as custodian of the
corporate seal of said Bank did affix the 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.

MY COMMISSION EXPIRES:

GIVEN under my hand Notarial Seal this 6th day
of February A.D., 1927.



[Signature]
Notary Public

AFTER RECORDING MAIL THIS DEED TO:

THIS INSTRUMENT WAS PREPARED BY:

BOX 416
RUDNICK & WOLFE
ATTN: JEFFREY S. ARUCCO

DENISE K. ORR
400 North Michigan Avenue
Chicago, Illinois 60611

REAL ESTATE	AMOUNT	TAXES	TOTAL
...	999.00	...	999.00
...	999.00	...	999.00
...	999.00	...	999.00

75600

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EXHIBIT A

PARCEL 1:

LOTS 4 AND 5 IN WALTER L. NEWBERRY'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON NOVEMBER 19, 1852 IN BOOK 49 OF MAPS AT PAGE 32, SAID PREMISES BEING SITUATED AT THE SOUTHEAST CORNER OF OHIO STREET AND MICHIGAN AVENUE, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHT, TITLE, INTEREST IN AND TO ALL HIGHWAYS, STREETS, ROADS, AVENUES, ALLEYS, EASEMENTS, STRIPS, GORES AND RIGHTS-OF-WAY IN, ON, ACROSS, IN FRONT OF, CONTIGUOUS TO, ABUTTING OR ADJOINING THE PREMISES.

PARCEL 2:

LOT 3 IN WALTER L. NEWBERRY'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON NOVEMBER 19, 1852 IN BOOK 49 OF MAPS AT PAGE 32, SAID PREMISES BEING SITUATED AT THE SOUTHEAST CORNER OF OHIO STREET AND MICHIGAN AVENUE, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHT, TITLE, INTEREST IN AND TO ALL HIGHWAYS, STREETS, ROADS, AVENUES, ALLEYS, EASEMENTS, STRIPS, GORES AND RIGHTS-OF-WAY IN, ON, ACROSS, IN FRONT OF, CONTIGUOUS TO, ABUTTING OR ADJOINING THE PREMISES.

PARCEL 3:

LOTS 2 AND 3 IN ASSESSORS DIVISION OF LOTS 1 AND 2 OF W.L. NEWBERRY SUBDIVISION OF THE WEST 100 FEET OF THE NORTH 118 FEET OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

549-551 NORTH MICHIGAN
155 EAST OHIO

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes for 1996 and subsequent years which are not yet due and payable.
2. Matters created by or resulting from the acts of Grantee or parties claiming by, through or under Grantee.
3. Existing leases indentified on the Rent Roll attached hereto as Exhibit B-1, and all rights thereunder of the lessees and of any person claiming by, through or under the leases, as lessees only with no rights or options to purchase all or any portion of the premises.
4. Matters disclosed by the Survey dated December 12, 1996, revised through December 27, 1996, prepared by Gremley & Biederman, Inc., as Order No. 962972.
5. The premises lies within the boundaries of a special service area as disclosed by Ordinance recorded as Document 91075841 and is subject to additional taxes under the terms of said Ordinance and subsequent related ordinances.

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Exhibit B - f

155 East Ohio Street

Rochester Big & Tall Clothing - Lease dated May 30, 1986

Rochester Big & Tall Clothing - Lease dated November 30, 1989

Chicago Recording Company - Lease dated May 25, 1988

Medical Control Center, Inc. - Lease dated January 18, 1995

John Goodwin - Lease dated January 18, 1995

Master Stylist On Ohio, Inc. - Lease dated January 18, 1995

Raymond Miller & Associates - Lease dated December 21, 1994

Atlas Galleries, Inc. - Lease dated September 23, 1993

The Magazine Group - Lease dated December 16, 1994

Rhode-Spencer Co. - Lease dated January 18, 1995

Patrick Media Group, Inc. - Lease dated May 6, 1994

Trinicria Tours Pty., Ltd. - Oral Month-to-Month Lease

Sherman Media - Oral Month-to-Month Lease

The Burton Group - Oral Month-to-Month Lease

American Data/John Mannion - Oral Month-to-Month Lease

549-551 North Michigan Avenue

Atlas Galleries, Inc. - Lease dated October 1, 1992

Chicago Sports & Novelty, Inc. - Lease dated March 11, 1994

China Eastern Airlines - Lease dated September 24, 1992

J.P. Lindquist - Lease dated June 28, 1994

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The Entrepreneur's Corporation d/b/a Michigan Avenue Mailboxes, Inc. - Lease dated January 13, 1995

Sita World Travel, Inc. - Lease dated October 21, 1994

Patrick Media Group, Inc. - Lease dated May 6, 1994

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