

**TRUSTEE'S
DEED
IN
TRUST**

This Indenture, made this 18th day of February, 1998, between LIQUIDATING TRUST DATED THE 73RD DAY OF OCTOBER, 1986, with a mailing address of 411 West Fullerton Avenue, Chicago, Illinois 60614 (the "Grantor Trustee"), for and in consideration of the sum of Ten and 00/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby convey and warrant unto the COLE TAYLOR BANK, a national banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement dated the 15th day of December, 1997, and known as Trust Number 97-7755, with a mailing address of 850 West Jackson Boulevard, Chicago, Illinois 60607 ("Grantee Trustee"), the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTION.**

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

**THE TERMS AND CONDITIONS APPEARING ON THE ATTACHMENT
HERETO ARE MADE A PART HEREOF.**

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor Trustee by the terms of said Deed or Deeds in Trust delivered to said Grantor 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.

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

LIQUIDATING TRUST DATED THE 23RD DAY OF OCTOBER, 1986

Property of Cook County Clerk's Office

By: A. H. WINDMILLER & INC., AS TRUSTEE

By: [Signature]
Dennis W. Windmiller,
Its President

This instrument was prepared by:
Mr. David M. Ain, ROSENTHAL AND SCHANFIELD
55 E. Monroe Street, 46th floor, Chicago, Illinois 60603

add to bills
This document should be mailed to:
Mr. Mark R. Ordower, Mandel, Lipton & Stevenson, Ltd.
120 North LaSalle Street, #2900, Chicago, Illinois 60602

Send Subsequent Tax Bills to:

[Signature]

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4
SEC. 307.1-2(B) OR PARAGRAPH SEC. 200.
1-4 (B) OF THE CHICAGO TRANSACTION TAX
ORDINANCE.

11/18/86
DATE [Signature]
BUYER, SELLER OR REP.

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
FEE: \$125.00
FIVE YEARS

COOK COUNTY
REAL ESTATE TRANSACTION
PROPERTY TAX STAMP
FEE: \$62.50
11/18/86

STATE OF ILLINOIS)
)ss.
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Dennis W. Windmiller**, is the **President of the corporation, which is the trustee of LIQUIDATING TRUST DATED THE 23RD DAY OF OCTOBER, 1986**, is personally known to me to be the same person whose name, in his capacity, is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said trust, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 day of February, 1998.



Notary Public

My Commission Expires: 7-9-2000



PROPERTY OF COOK COUNTY CLERK'S OFFICE

ATTACHMENT TO TRUSTEE'S DEED IN TRUST

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence praesenti or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds or the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his/her or their predecessor in trust.

Legal Description

Parcel 1:

Lot 2 (except that part thereof taken for widening Ashland Avenue) and Lots 3 and 4 in Laflin and Mather's Subdivision of the North part of Block "D" in the Southwest corner of the Southwest $\frac{1}{4}$ of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, sometimes called Block "D" in Wright's Addition to Chicago and being in the South part of Lot 4 in the Circuit Court Partition of the Southwest $\frac{1}{4}$ of Section 8, aforesaid, in Cook County, Illinois.

Parcel 2:

Lot 5 in Laflin and Mather's Subdivision of the North part of Block "D" in the Southwest corner of the Southwest $\frac{1}{4}$ of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, sometimes called Block "D" in Wright's Addition to Chicago and being in the South part of Lot 4 in the Circuit Court Partition of the Southwest $\frac{1}{4}$ of Section 8, aforesaid, in Cook County, Illinois.

Parcel 4:

Lots 10 thru 13 in Laflin and Mather's Subdivision of the North part of Block "D" in the Southwest corner of the Southwest $\frac{1}{4}$ of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, sometimes called Block "D" in Wright's Addition to Chicago and being in the South part of Lot 4 in the Circuit Court Partition of the Southwest $\frac{1}{4}$ of Section 8, aforesaid, in Cook County, Illinois.

Property Address: 1519 West Warren, Chicago, Illinois
Permanent Index Numbers: 17-08-332-001-0000, 17-08-332-002-0000 and
17-08-332-003-0000 (Parcel 1)
17-08-332-004-0000 (Parcel 2)
17-08-332-007-0000 (Parcel 4)

EXHIBIT "A"

Subject to:

1. Existing leases and tenancies.
2. General taxes for the year 1997 and subsequent years.
3. ~~Party wall rights of the owners of adjoining land in and to a party wall along the west line of Lot 4 (except the west 3 inches).
(Affects Parcel 1)~~
4. ~~Possible encroachment of overhanging bays of building located on land over and upon the streets to the north and west and over and upon the alley to the south of land for a distance of approximate 3 feet.
(Affects Parcel 1)~~
5. ~~Possible encroachment of fire escapes on building located on the land over and upon the street to the north and over and upon the alley to the south line the land for a distance of approximate 5 feet.
(Affects Parcel 1)~~
6. ~~Apparent encroachment of building located mainly on adjoining premises over onto land approximate .60 feet.
(Affects Parcel 2)~~
3. Covenants and restrictions contained in agreement made by John B. Kallos and Jessie J. Kallos and the Pioneer Trust and Savings Bank, as Trustees with Sidney A. Tepperman recorded August 6, 1953 as document 15688130 prohibiting the sale of alcoholic beverage on the land.
Note: said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.
(Affects Parcel 4)
4. Encroachment of two lamps over the north line of the land and encroachment of the awning over the north line by two feet as disclosed by survey by Grenley & Biederman, Inc. order No. 97291 dated November 28, 1997.

EXHIBIT "B"