

THIS INDENTURE, made this 4th day of March, 1998,
between

HERMAN JAEGER

as trustee under Trust Agreement dated the 6th day of October, ~~1987~~
and known as the Herman Jaeger Living Trust, Grantor, and

INLAND REAL ESTATE CORPORATION,

~~a Maryland~~ ~~an Illinois~~ corporation
2901 Butterfield Road
Oak Brook, Illinois 60523

WITNESSES: The Grantor in consideration of the sum of Ten and 00/100
(\$10.00) Dollars receipt whereof is hereby acknowledged, and in pursuance
of the power and authority vested in the Grantor as said Trustee, and of every
other power and authority the Grantor hereunto enabling, does hereby convey
and quitclaim unto the Grantee, in fee simple, Grantor's undivided ~~three~~
~~and one-third~~ (~~33 1/3~~ %) percent interest in and to the following described
real estate, situated in the County of Cook State of Illinois, to wit:

Lot 2 (except the south 170 feet of the west 435 feet and except the north 125
feet of the west 125 feet) in Phase II of Mill Creek Commercial Subdivision,
being a subdivision of part of the Northeast 1/4 of Section 33, Township 37
North, Range 12 East of the Third Principal Meridian, according to the plat
thereof recorded August 26, 1987: as document no. 87471407, in Cook
County, Illinois.

Above Space for Recorder's Use Only

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 23-33-201-015-0000 and
23-33-201-018-0000

Address of real estate: 9642-9664 West 131st Street and 13000-13038 South LaGrange Road, Palos Park, Illinois

IN WITNESS WHEREOF, the Grantor, as trustee, as aforesaid, has hereunto set his hand and seal this day and year first above written.

Herman Jaeger AS TRUSTEE
Herman Jaeger, as trustee as aforesaid

PLEASE PRINT OR
TYPE NAMES(S) BELOW
SIGNATURE(S)

770227202RF

BOX 333-CTI

TRUSTEE'S DEED

As Trustee

TO

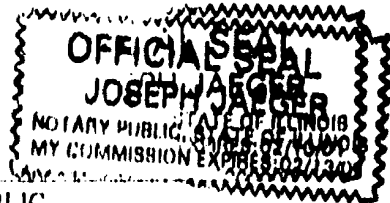
Property of Cook County Clerk's Office

State of Illinois, County of Cook SS.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herman Jaeger, as Trustee, under Trust Agreement dated 11/11/97 and known as the Herman Jaeger Living Trust, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of November, 1998

Commission expires 11/11/00



NOTARY PUBLIC

This instrument was prepared by: David Allswang, D'Ancona & Pfau, 30 N. LaSalle Street, Suite 2900, Chgo, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: David Allswang, D'Ancona & Pfau (Name)

Inland Real Estate Corporation (Name)

30 N. LaSalle Street, Suite 2900 (Address)

2901 Butterfield Road (Address)

OR Chicago, Illinois 60602 (City, State and Zip)

Oak Brook, Illinois 60523 (City, State and Zip)

RECORDER'S OFFICE BOX NO. 389 (DBA)

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 and hold title to real estate under the laws of the State of Illinois.

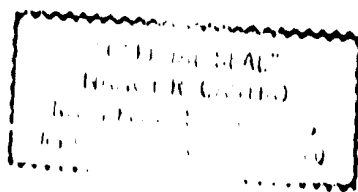
Dated March 4, 1998 Signature: Michael E. Friedman
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 11th day of March

19 98.



Joseph R. Castro
Notary Public

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.

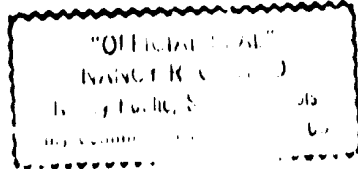
Dated March 4, 1998 Signature: Michael E. Friedman
Grantee or Agent

Subscribed and sworn to before me by the

said agent

this 11th day of March

19 98.



Joseph R. Castro
Notary Public

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.]