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TRUSTEE'S DEED

THIS INDENTURE, made March 27, 1998 between LaSalle National Bank, Chicago, Illinois, as Trustee under and pursuant to a Trust Agreement dated November 14, 1979 and known as Trust Number 102041 (the "Trustee") and Robert V. Morrissey (the Grantee(s)) whose address is 426 W. Briar Pl., Chicago, Illinois.

WITNESSETH, that the Trustee, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

Parcel 1

Unit 607 in the Manhattan Building Condominium as delineated on a survey of the following described real estate: parts of certain lots in block 138 in School Section addition to Chicago, and that portion of Dearborn Street occupied by underground vaults shown on said survey attached to the aforesaid Declaration said school section addition to Chicago in Section 16, Township 39 North, Range 14 East of the third principal meridian, which survey is attached as Exhibit B to the Declaration of Condominium recorded as document number 97-590956 together with its undivided percentage interest in the common elements in Cook county, Illinois.

Parcel 2

Easement for the benefit of Parcel 1 for ingress, egress, support, use and enjoyment of the property as set forth in the Manhattan Building Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document 97-579282.

TO HAVE AND TO HOLD the same unto the Grantee(s) as aforesaid forever and to the proper use, benefit and behoof of the Grantee(s) forever.

Property address: Unit 607 431 South Dearborn Street, Chicago, Illinois 60605

Permanent index number: 17-16-246-003 (pre-conversion includes non-condominium property)

Subject to: general real estate taxes not due and payable; the Illinois Condominium Property Act; the Declaration, including all exhibits and amendments thereto; all easements, party wall rights and agreements, covenants, conditions and restrictions of record, including but not limited to The Manhattan Building Declaration of Covenants, Restrictions and Easements ("Declaration"); encroachments; applicable zoning and building laws and ordinances; leases and licenses affecting the common elements; public and private utility easements; installments due after closing for assessments levied pursuant to the Declaration; act done or suffered by Purchaser or anyone claiming through Purchaser.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit described herein, the rights and easements for the benefit of such Unit set forth in the Declaration of Condominium and the Declaration of Easements; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in such Declarations for the benefit of the remaining property described therein.

Any tenant of the Unit(s) being conveyed has either waived or failed to exercise the right of first refusal to purchase the Unit or did not have such right or Grantee is a tenant in the Unit prior to conversion.

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 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) of record in said county affecting the real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, the Trustee 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.

LASALLE NATIONAL BANK, AS TRUSTEE AS AFORESAID

By:

[Signature]
Assistant Vice President

Attest:

[Signature]
Assistant Secretary

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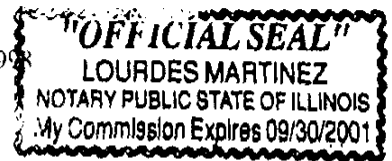
[Handwritten notes]

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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 Corinne Bell Assistant Vice President of LaSalle National Bank, and [Signature] Assistant Secretary thereof, 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 said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that (s)he as custodian of the corporate seal of said Trust did affix said corporate seal of said Trustee to said instrument as her/his own free and voluntary and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

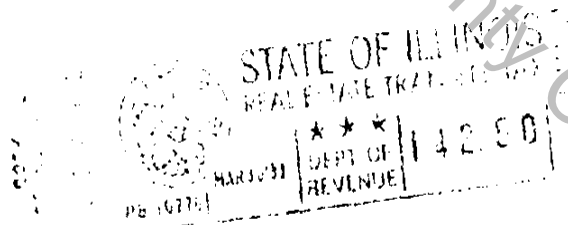
Given under my hand and Notarial Seal this 27th day of March, 1998



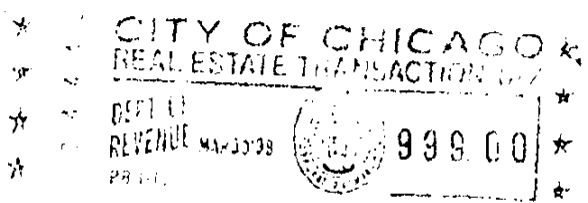
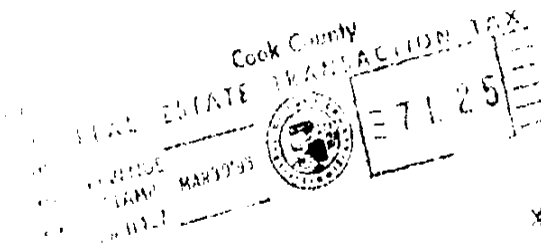
This deed was prepared by: Deborah A. Fakler, Esq. 300 West Superior Street, Suite 201, Chicago, Illinois 60610

Upon recordation, return to: Daniel Sitzer 55 W. Monroe St 9th, Chicago, IL 60603

Send subsequent tax bills to: Robert V. Morrissey, 431 S. Dearborn Street Unit 607, Chicago, Illinois 60605



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Exhibit A
Legal Description

PARCEL 1:

UNIT NUMBER 607 IN THE MANHATTAN BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF CERTAIN LOTS IN BLOCK 138 IN SCHOOL SECTION ADDITION TO CHICAGO, AND THAT PORTION OF DEARBORN STREET OCCUPIED BY UNDERGROUND VAULTS SHOWN ON SURVEY ATTACHED TO THE AFORESAID DECLARATION, SAID SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97-590956, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE MANHATTAN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97-57282.

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Property of Cook County Clerk's Office