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Cook County Recorder 27.00

QUIT CLAIM DEED

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MAIL TO:

Matthew Joly, Esq.
Weissberg and Associates, Ltd.
401 South LaSalle Street, Suite 403
Chicago, Illinois 60605

NAME & ADDRESS OF TAXPAYER:

Dr. Nicholas Panomitros
7630 N. Olcott
Niles, Illinois 60714

THE GRANTOR Arnold Dutcher, Acting Director of Insurance of the State of Illinois as Liquidator of Inter-American Insurance Company, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to LaSalle National Bank, a national banking association, its successor or successors as Trustee under the provisions of a trust agreement dated January 8, 1998 and known as Trust Number 121464. Grantee Address: 135 South LaSalle Street, Chicago, Illinois 60603 all interest in the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 property, 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 premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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,

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conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 of 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1994 and subsequent years including penalties and interest and taxes which may accrue by reason of new or additional improvements during the years 1994 and subsequent years.

Permanent Real Estate Index Number(s): 17-17-228-021-0000

Property Address: 812 West Van Buren Street, 1st Floor Commercial Space, Chicago, Illinois

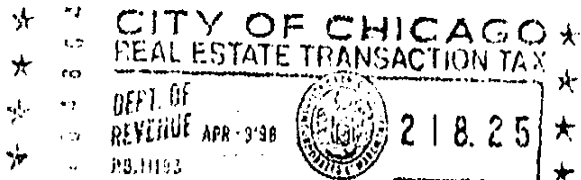
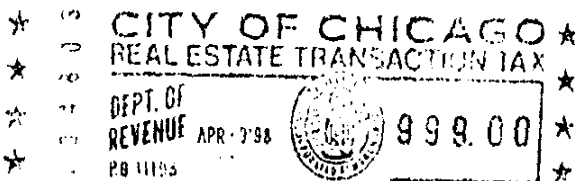
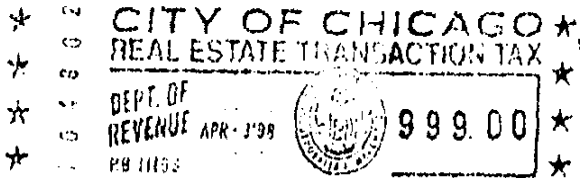
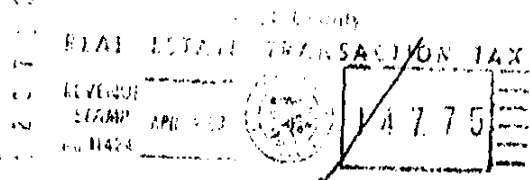
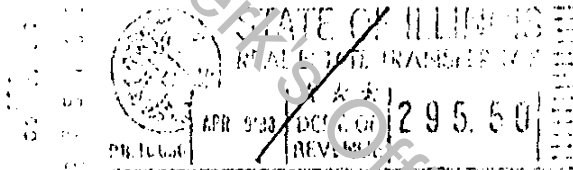
Dated this 7th day of April, 1998.

Arnold Ducher, Acting Director of Insurance of the State of Illinois, as Liquidator of Inter-American Insurance Company

By: Peter G. Galanis
Peter G. Galanis
Title: Special Deputy Liquidator

NAME & ADDRESS OF PREPARER:

John R. Grier
Winston & Strawn
35 West Wacker Drive
Chicago, Illinois 60601



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STATE OF ILLINOIS

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} ss.
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COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter G. Gallanis, personally known to me to be the Special Deputy Liquidator acting on behalf of Arnold Dutcher, Acting Director of Insurance of the State of Illinois, as Liquidator of Inter-American Insurance Company, and 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 Special Deputy Liquidator of said office, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of April, 1998.



Notary Public

[NOTARIAL SEAL]

My Commission Expires: March 7, 2000



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Exhibit A

PARCEL 1:

PART OF LOTS 9 AND 10 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION 15.76 (CITY OF CHICAGO DATUM) BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION 27.80 BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10, 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH 14.00 FEET; THENCE EAST 12.70 FEET; THENCE NORTH, 14.00 FEET THENCE EAST, 12.70 FEET; THENCE NORTH 14.00 FEET; THENCE EAST 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH 35.00 FEET; THENCE WEST 19.10 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 19.40 FEET; THENCE SOUTH 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST 126.08 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 90303796 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT NUMBER LR 3891818 THROUGH OVER AND ACROSS THE CONDOMINIUM PROPERTY THE OUTDOOR PARKING LOT AND THE LOADING AND SERVICE AREA

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