

EXHIBIT A

[Land Trust Agreement]

(see attached)

This Trust Agreement, Dated this 3RD day of JANUARY 2006 and known as Trust Number HTB 1786, is to certify that Harris N.A., a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, as Trustee hereunder, is about to be named as a Grantee in a deed of conveyance to the following described real estate in COOK County, Illinois, to wit: (Attach Legal Description on Separate Rider.)

otherwise known as 441-447 AND 480-486 LAKE SHORE DR. PALATINE, IL 60067 and that when it has taken the title thereto, or to any other real estate deeded to it as Trustee hereunder, it will hold it for the uses and purposes and upon the trusts herein set forth. The following named persons shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth to wit:

5528 HYDE PARK L.P.

The power of direction referred to on the reverse side hereof shall be in:

GLENN MUELLER AS PRESIDENT OF NORTHTRIDGE HOLDINGS, LTD

Harris N.A. shall receive for its service in accepting this Trust and in taking title hereunder the sum of \$ 185.00

also the sum of \$ 110.00 per year or a sum in conformance with its fee schedules for holding title after the 3rd day of JANUARY 2007, subject to adjustment in accordance with its schedule of fees from time to time in effect, so long as the trustee shall act under this Trust Agreement; also its regular schedule of fees for making deeds, mortgages, other instruments as may be required hereunder, from time to time, and it shall receive reasonable compensation for any special services which may be rendered by it hereunder, or for taking and holding any other property which may hereafter be deeded to it hereunder, which fees charges or other compensation, the beneficiaries hereunder jointly and severally agree to pay and it is hereby understood and agreed that all such fees and compensation shall constitute a first lien on the real estate and property held hereunder.

May the name of any beneficiary be disclosed to the public? NO

Inquiries, bills, legal notices and process shall be mailed to: 1405 BERNARD SUITE A ADDISON, IL 60101

THIS AGREEMENT IS SUBJECT TO ADDITIONAL PROVISIONS SET FORTH ON THE REVERSE SIDE HEREOF AND WHICH ARE HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

In Testimony hereof, Harris N.A., has caused these presents to be signed by its LAND TRUST OFFICER

and attested by its LAND Trust Officer, and caused its corporate seal to be hereto attached as and for the act and deed of said association, the day and date above written.



Harris N.A., AS TRUSTEE
BY: [Signature] Cheryl C. Hinkens
Land Trust Officer
ATTEST: [Signature] Mary M. Bray, Trust Officer

And on said day, the beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

5528 HYDE PARK L.P. (Seal)
Social Security # [REDACTED]
BY NORTHTRIDGE HOLDINGS, LTD -
GENERAL PARTNER (Seal)
BY [Signature] Social Security # [REDACTED]
PRESIDENT (Seal)
Social Security # [REDACTED]
(Seal)
Social Security # [REDACTED]

Address _____	Telephone _____
Address _____	Telephone _____
Address _____	Telephone _____
Address _____	Telephone _____

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person or persons who may become entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said real estate and to manage and control said real estate as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales or other disposition of said real estate, and that such right in the aforesaid real estate shall be deemed to be personal property, and may be assigned and transferred as such. In the case of death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator and not to his or her heirs at law; and that no beneficiary now has and that no beneficiary hereunder at any time shall have any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of the Trustee hereunder. No assignment of any beneficial interest hereunder shall be binding on the Trustee until the original or a duplicate copy of the assignment, in such form as the Trustee may approve, is lodged with the Trustee and its acceptance indicated thereon, and the reasonable fees of the Trustee for the acceptance thereof paid; and every assignment of any beneficial interest hereunder, the original or duplicate of which shall not have been lodged with the Trustee, shall be void as to all subsequent assignees or purchasers without notice.

Nothing herein contained shall be construed as imposing any obligation on the Trustee, to file any income, profit or other tax reports or schedules, it being expressly understood that the beneficiaries hereunder from time to time will individually make all such reports and pay any and all taxes growing out of their interest under this Trust Agreement.

In case said Trustee shall be required in its discretion to make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said Trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law, judgement or decree, or otherwise or in case the Trustee shall deem it necessary on account of this trust, to consult or retain counsel and shall thereby incur attorney's fees, or in the event the Trustee shall deem it necessary to place certain insurance for its protection hereunder, the beneficiaries hereunder do hereby jointly and severally agree that they will, on demand, pay to said Trustee, with interest thereon at the highest rate annum permitted by law, all such disbursements or advances or payments made by said Trustee together with its expenses, including attorney's fees, and that the said Trustee shall not be required to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said Trustee shall have been fully paid, together with interest as aforesaid. However, nothing herein contained shall be construed as requiring the trustee to advance or pay out any money on account of this trust or to prosecute or defend any legal proceeding involving this trust or any property or interest thereunder.

In the event the Trustee is served with process or notice of legal proceedings or of any other matter concerning the Trust or the Trust property, the sole duty of the Trustee, in connection therewith shall be to forward the process or notice to the person designated herein as the person to whom inquiries or notices shall be sent or, in the absence of such designation, to the beneficiaries. The last address appearing in the records of the Trustee shall be used for such mailing.

The Trustee may at any time resign by sending a notice of its intention to do so by registered or certified mail to each of the then beneficiaries hereunder at his or her address last known to the Trustee. Such resignation shall become effective ten days after the mailing of such notices by the Trustee. In the event of such resignation, a successor or successors may be appointed by the person or persons then entitled hereunder to direct the Trustee in the disposition of the Trust property, and the Trustee shall thereupon convey the trust property to such successor or successors in Trust. In the event that no successor in trust is named as above provided within ten days after the mailing of such notices by the Trustee, then the Trustee may convey the Trust property to the beneficiaries in accordance with their respective interest hereunder and record its Trustee's deed or the Trustee may, at its option, file a bill for appropriate relief in any court of competent jurisdiction. The Trustee, notwithstanding such resignation, shall continue to have a first lien on the trust property for its costs, expenses and for its reasonable compensation.

This Trust Agreement shall not be placed on record in the Recorder's Office of the county in which the real estate is situated, or elsewhere and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of said Trustee.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer. Every successor Trustee or Trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trust, duties and obligations of its, his or their predecessor.

While Harris N.A. is the sole owner of record of the real estate referred to herein, and so far as the public is concerned, has full power to deal therewith, it is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto, or a beneficiary hereunder that the said Harris N.A. will (subject to the rights of the Trustee as aforesaid) convey title to said real estate, execute and deliver deeds for or otherwise deal with the title to said real estate only when authorized to do so in writing and that it will (notwithstanding any change in the beneficiary or beneficiaries hereunder, unless otherwise directed in writing by the beneficiaries) on the written direction of the party or parties designated as having the power of direction, make deeds for or deeds conveying directly to a trust grantee, or mortgages or Trust Deeds (which may include a waiver of the right of redemption from sale under an order or decree of foreclosure) or otherwise deal with the title to the trust property including cash or assets subject to the Trust. The Trustee hereby reserves the right to add to any such instrument, a provision, as they deem necessary or desirable to exclude liability on the Trustee's part. The beneficiaries by written instrument delivered to the Trustee may revoke the foregoing power of direction and designate the person thereafter to exercise the power. The instrument shall be signed by all the then beneficiaries. The Trustee shall not be required to enter into any personal obligation or liability in dealing with said real estate or to be made liable for any damages, costs, expenses, fines or penalties, or honor any direction, or any assignment of beneficial interest (including "without limitation" assignment of beneficial interest for collateral purposes), or to deal with the title so long as any money is due to it hereunder. The beneficiaries, their agents, their successors and assigns hereunder agree to indemnify, defend and save the Trustee harmless from any and all claims, losses, costs or damages, and actions which said Trustee may sustain or be alleged to sustain by reason of any compliance with any said written instrument or direction. Otherwise, the Trustee shall not be required to inquire into the propriety of any direction. The Trustee shall not be required to execute any instrument containing covenants of warranty.

If the party with the power of direction is not a trust beneficiary, that party is between the trustee and the beneficiaries, shall be the duly authorized agent of the beneficiaries at any time the party with the power of direction lodges a direction with the trustee; and the beneficiaries agree to be bound by any agreements made between the trustee and the party with the power of direction, especially as same relates to the legal relationship between the beneficiaries and the Trustee.

The Beneficiaries, their agents, their successors and assigns hereunder agree to indemnify, defend and save the Trustee harmless from and against any and all claims, losses, damages and actions arising by allegation that the property in this Trust in any way violates Federal or State environmental, hazardous waste or substances laws, as from time to time enacted and amended. When directed to execute any instrument or document, Harris N.A. reserves the right to exculpate themselves from any said liability under the Federal or State, Environmental or Hazardous Waste laws. Should the beneficiaries fail, neglect or refuse to undertake the defense of any claim or action, the beneficiaries agree to pay the Trustee all reasonable costs and attorneys fees and expenses incurred by said Trustee in defending Harris N.A. against any claims or actions and in any event, the beneficiaries agree to forthwith satisfy any judgement recovered against the Trustee for claims subject to indemnification hereunder.

The beneficiary or beneficiaries hereunder shall in his, her or their own right have the full management of said property and control of the selling, renting and handling thereof, and any beneficiary or his or her agent shall collect and handle the rents, earnings, avails and proceeds thereof, and the said Trustee shall have no duty in respect to the management or control of said property or in respect to the payment of taxes or assessments, or in respect to insurance, litigation or otherwise, except on written direction as hereinabove provided, and after the payment to it of all moneys necessary to carry out said instructions. No beneficiary, agent, successor or assign hereunder shall have any authority to contract for or in the name of the Trustee or to bind the Trustee personally.

At any time and from time to time additional property may be conveyed to the Trustee, and such property and the proceeds thereof shall be held, dealt with and disposed of under the terms of this agreement in the same manner as the property above described, or any deed or deeds by which other property may be conveyed to the Trustee hereunder shall constitute and be construed as part of this agreement.

If any property remains in this Trust twenty years from this date or any extension thereof, it shall be sold at public sale by the Trustee on reasonable notice, and the proceeds of the sale shall be divided among those who are entitled thereto under this agreement.

Signatures and addresses of the persons having a power of direction if other than a beneficiary.

_____(Seal) Address _____

Social Security # _____

_____(Seal) Address _____

Social Security # _____