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2001-08-31 10:35:07

Cook County Recorder

23.50

WARRANTY DEED

THE GRANTOR, Burton Passive Income VII Limited Partnership, an Illinois Limited Partnership, of the City of Schaumburg, Cook County, Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, conveys and warrants to Angeline Capiak, a single person, of Marcellas, Michigan, the following described real estate, to wit:



See legal description attached

Subject to covenants, easements and restrictions of record, the Condominium Property Act, the Declaration of Condominium recorded September 22, 2000 as Document 00740778, and amended by Document No. 0010090629, recorded February 2, 2001, partywall and building line. Subject to general real estate taxes for 2000 and subsequent years.

Grantor also hereby grants to the Grantee, her successors and assigns, rights and easements appurtenant to the subject unit described herein, rights and easements for the benefit of said unit set forth in the Declaration of Condominium, as amended; and Grantor reserves to itself, its successors and assigns as the rights and easements set forth in said Declaration, as amended, for the benefit of the remaining property described therein. This Deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration, as amended, the same as though the provisions of said Declaration, as amended, are recited and stipulated at length herein.

The tenant to the unit waived or failed to exercise the option to purchase the subject unit.

PERMANENT REAL ESTATE INDEX NUMBER: 24-18-201-015; 24-18-201-016

Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BURTON PASSIVE INCOME VII,
LIMITED PARTNERSHIP,
an Illinois Limited Partnership

Dated this 27th day of August 2001.

By: [Signature] (SEAL)

Lawrence B. Irwin, President

Burton Financial Management Associates, Inc., General Partner

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Property of Cook County Clerk's Office

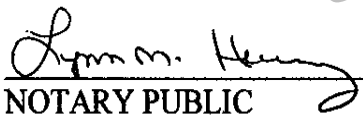
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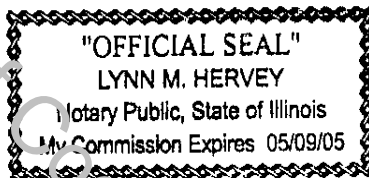
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence B. Irwin, President, Burton Financial Management Associates, Inc., General Partner, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 27th day of August 2001.

My commission expires: 05/09/05


NOTARY PUBLIC



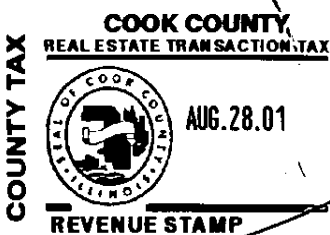
The property address is: 10330 South Ridgeland Avenue, Unit 107 Chicago Ridge, IL 60415

Mail Deed to: Angeline Capiak
 10330 S. Ridgeland Ave.
 Unit 107
 Chicago Ridge, IL 60415

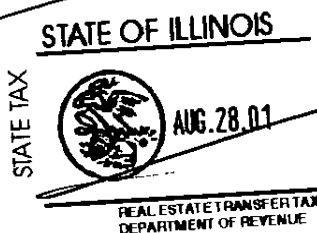


Mail Tax Bill to: Angeline Capiak
 10330 S. Ridgeland Ave.
 Unit 107
 Chicago Ridge, IL 60415

THIS DOCUMENT WAS PREPARED BY: Allen S. Gabe, 931 N. Plum Grove Road, Schaumburg, Illinois 60173 (847) 706-9630



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