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Cook County Recorder 25.00



Chicago Title Insurance Company

WARRANTY DEED

ILLINOIS STATUTORY

(Corporation to Individual)



0520052720

THE GRANTOR, Racine and Madison, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said Limited Liability Company, CONVEY(S) and WARRANT(S) to Donato Albanese of the City of Chicago, Illinois, County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as document number 0011163150, as amended from time to time; (b) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Operating Agreement and Declaration recorded as document number 0011163149, as amended from time to time; and (c) limitations and conditions imposed by the Condominium Property Act.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 17-17-200-004; 17-17-200-005; 17-17-200-006; 17-17-200-007; 17-17-200-008; 17-17-200-009 and 17-17-200-010

Address(es) of Real Estate: 1155 W. Madison Street, Unit 304, Chicago, Illinois 60607

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member this 14th day of December, 2001.

Racine and Madison, LLC

By Sproul Mitchell Builders, Inc., its Managing Member.

By Arthur D. Mitchell

Arthur D. Mitchell, President

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Arthur D. Mitchell, personally known to me to be the President of Sproul Mitchell Builders, Inc. and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Arthur D. Mitchell and President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of December 2001

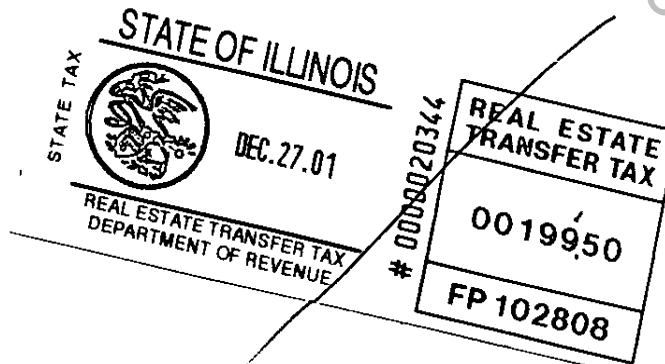
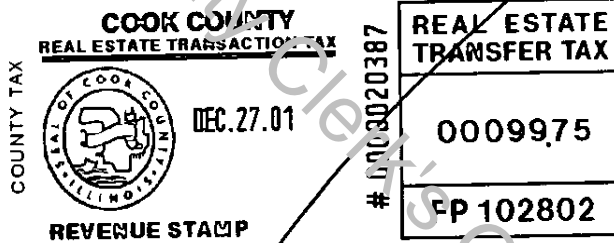
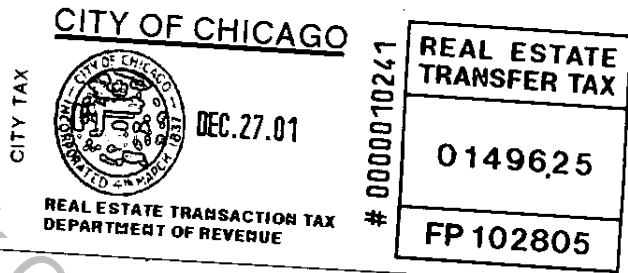
Gerald Berlin

(Notary Public)



Prepared By: Gerald Berlin
150 N. Michigan Ave. - Suite 1115
Chicago, Illinois 60601

Mail To:
Minkel & Associates, Ltd.
1133 Gross Pt. Rd. #205
Skokie, IL 60077



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EXHIBIT "A"

Unit 304 and Unit P6 in the Madison Club Condominiums as delineated on a survey of the following described real estate:

LOTS 14, 15, 16, 17, 18, 19, 20 AND 21, IN HAYES' SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PROPERTY, TAKEN AS A TRACT, THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 15.29 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 28.02 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 90° 00' 00" EAST ALONG THE NORTH LINE THEREOF 6.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 15' 54" EAST 38.0 FEET; THENCE NORTH 90° EAST 146.0 FEET; THENCE NORTH 00° 15' 54" WEST 38.0 FEET; THENCE NORTH 90° WEST 146.0 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "D" to the Declaration of Condominium which is recorded as document number 001163150 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

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