

WARRANTY DEED



THE GRANTOR, **ERIN PLACE PROPERTY CORP.**, a corporation 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 AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in

hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, a corporation 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, 4252 North Cicero Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Unit P-32 in The Clarksville Station Condominiums as depicted on the Plat of Survey of the following described parcel of real estate:

LOTS 9, 10, 11 AND 12 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON, WESTON AND DAVIS SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0010272740, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Real Estate Index Number: 14-20-426-054-1064

Address of Real Estate: 3260 North Clark Street, Unit P-32, Chicago, Illinois 60657

SUBJECT ONLY TO: (i) general real estate taxes not yet due and payable at the time of closing; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) applicable zoning and building laws and building lines restrictions, and ordinances; (iv) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration of Condominium for Clarksville Station Condominium ("Declaration") and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration; (v) easements, restrictions, conditions, building set-back lines and reservations of record; (vi) provisions of the Illinois Condominium Act; (vii) the Declaration, the By-Laws and all other condominium documents and all amendments and exhibits thereto; (viii) easements, encroachments and other matters affecting title to

the Property, the Common Elements or the Unit; (ix) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (x) streets and highways, if any; (xi) utility easements, whether recorded or unrecorded; and (xii) liens and such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

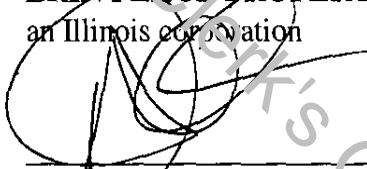
The future conveyancing and ownership of the Real Estate shall be restricted by the following:

The Real Estate shall not be conveyed or owned by any person(s) or entity(ies) other than the person(s) or entity(ies) who own the fee simple title to the property commonly known as 3215 North Wilton, Unit B, Chicago, Illinois and legally described as:

Unit B in the 3215 North Wilton Condominium, as delineated on a survey of the following described parcel of land: Lot 26 and the East 40 feet of the North 6 feet and the East 8 feet and the north 0.25 Feet of Lot 25, in Scudder's Subdivision of Lot 1 in Block 2 in Hambleton, Weston and Davis Subdivision of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 97218882, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 17th day of February, 2003.

ERIN PLACE PROPERTY CORP.,
an Illinois corporation


By: David J. Dubin
Its: President


Exempt from taxation under the provisions of the State of Illinois Real Estate Transfer Tax Act Section 4, paragraph (e) and the Cook County Real Property Tax Ordinance subsection 7(c), paragraph E

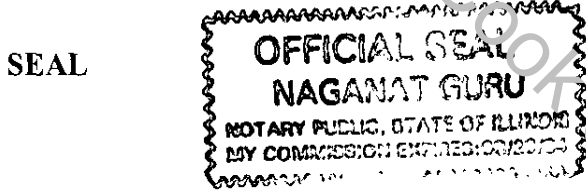
Date: 2-17-03 By: 

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Dubin is personally known to me to be the President of Erin Place Property Corp., an Illinois corporation, 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 as such President, he signed and delivered the said instrument and cause 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 17 day of February, 2003.

Commission expires 8/29/04 
NOTARY PUBLIC



This instrument was prepared by Bradley D. Kaplan, Esq. Masuda, Funai, Eifert & Mitchell, Ltd., One East Wacker Drive, Suite 3200, Chicago, Illinois 60601

UPON RECORDING, MAIL TO:

Masuda, Funai, Eifert & Mitchell, Ltd.
Attention: Bradley D. Kaplan
One East Wacker Drive, Suite 3200
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Dubin Residential Communities Corporation
4252 North Cicero Avenue
Chicago, Illinois 60641

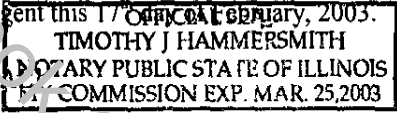
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 17, 2003

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and Sworn to before me by the said agent this 17th day of February, 2003.
[Handwritten Signature]
Notary Public



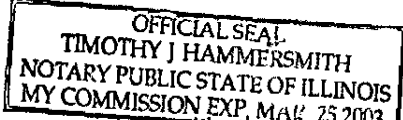
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 17, 2003

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and Sworn to before me by the said agent this 17th day of February, 2003.

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).