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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT B IN LISTER GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 26 IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION RECORDED AS DOCUMENT 0020615798, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0020615798.

STATE TAX	STATE OF ILLINOIS	# 0000075756	REAL ESTATE TRANSFER TAX
	 AUG. 23.04		0032500
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 102808

COUNTY TAX	COOK COUNTY	# 0000075957	REAL ESTATE TRANSFER TAX
	 AUG. 23.04		0015250
REAL ESTATE TRANSACTION TAX REVENUE STAMP			FP 102802

CITY TAX	CITY OF CHICAGO	# 0000014655	REAL ESTATE TRANSFER TAX
	 AUG. 23.04		0243800
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE			FP 102805