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Unit No.404 in the 5401 South Hyde Park Condominium, as delineated on Survey of the following described real estate: Lot 1 and the North 20 feet of Lot 2 (except that part of said Lots taken for alley) in James Morgan's East End Avenue Subdivision in the South West fractional guarter of Section 12, Township 3? North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, which Survey is attached as Exhibit A to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24254360, as amended by Document No. 24266301; together with an unarriced 1.23 % interest in the Common Elements.

Grantor also hereby grants to 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 said Declaration, 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, restrictions, conditions, covenants and reservations contained in said Declaration as though the provisions of said Declaration were recited and stipulated at length nerei.

SUBJECT TO: General real estate taxes not yet due ind payable; Acts done or suffered by Purchaser, or anyone claiming by, through, or under Purchaser, including but not limited to Purchaser's mortgage documents; Limitations and conditions imposed by the Condominium Property Act of Illinois; Easements, covenants, ristrictions and building lines of record; Applicable zoning building larger or ordinances; Terms, provisions, covenants and conditions contained in and rights and easements established by Declaration of Condominium Ownership and of Easements, Restrictions, Covenance and By-Laws for The 5401 South Hyde Park Boulevard Condominium Association recorded as Document No. 24254360 and amended by Document No. 24266301; Existing lease of the Purchased Unit; Instrument recorded as Document No. 18240483 pursuant to which the property falls within the Hyde Park-Kenwood Urban Renewal Area as established pursuant to the provisions of the Urban Re-

EXHIBIT A

newal Community Act.

END OF RECORDED DOCUMENT