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WARRANTY DEED

THE GRANTOR, BURTON PLACE LIMITED PARTNERSHIP, an Illinois limited partnership. having its principal place of business at 2401 W. Ohio Street, Chicago, Cook County, Illinois 60612 cis for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to EDWARD J. BONO of 1038 W. Roscoe, Chicago, Illinois 60657, 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. Permanent Real Estate Index Number: 17-04-205-012 (underlying property) Address of Real Estate: Unit 1N, 143 W. Burton, Chicago, Illinois 60610. DATED this 25 day of June, 1994. m ထ (0 BURTON PLACE LIMITED PARTNERSHIP, an Illinois limited partnership 4 By: BURTON CIRCLE CORPORATION, an Illinois corporation, its general partner (vi Keith M. Giles, its President COOK COUNTY ILLINOIS STATE OF ILLINOIS FILED FOR RECORD)55 94535668 אן דו אטע גוף און דו אטע גוף COUNTY OF COOK a Notary Public in and for haid County, in the State aforesaid. Do hereby 3 5 portify that KEITH M. GILES, President of BURTON CIRCLE CORPORATION, an Illinois Corporation, personally known. the to be the same person whose name is subscribed to the foregoing instrument as such President, appeared thefore men this day in person and acknowledged that he signed and delivered said instrument as such officer of said corporation, sak his-Follow free and voluntary act and as the free and voluntary act of the corporation and as the free and voluntary act of BURTON PLACE LIMITED PARTNERSHIP, for the uses and purposes therein set forth. CIVEN under my hand and Notarial Seal this /5 day of June, 1994. DANIEL R. BRONSON NOTARY PUBLIC, STATE OF ILLINOIS Notary Public MY COMMISSION EXPIRES 12/07/97 My Commission Expires: This instrument was prepared by Daniel R. Bronson, 300 W. Washington St., Suite 1600, Chicago, Illinois 606065 Send Subsequent Tax Bills To: Mail to: Alan J. Bernstein, But. Edward J. Bono

Bernstein & Payonk, Ltd. 134 N. LaSallo Street **Suite 1604** Chicago, Illinois 60602

Unit 1N, 143 Burton Place Chicago, Illinois 60610

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UNIT NUMBER 1-N and PU-I IN THE BURTON CIRCLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 30 IN F. J. STARR'S SUBDIVISION OF LOTS 114, 115 AND 116 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 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 AS DOCUMENT NUMBER 93859804 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER:

17-04-205-012-0000 (UNDERLYING PROPERTY)

COMMON ADDRESS:

UNIT 1-N, 143 WEST BURTON PLACE CHICAGO, ILLINOIS 60610

SUBJECT TO THE FOLLOWING: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD AND ANY VIOLATIONS THEREOF, PROVIDED SAID VIOLATIONS ARE INSURED OVER PURSUANT TO TITLE INSURER'S STANDARD FORM ENDORSEMENT; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; ENCICACHMENTS; THE DECLARATION AS AMENDED FROM TIME TO TIME; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; LIMITATIONS AND CONDITIONS EMPOSED BY THE ILLINOIS CONDOMINIUM ACT; INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS CONE OR SUFFERED BY PURCHASER; PURCHASER'S MORTGAGE, IF ANY.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION OF CONDOMINIUM 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.

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