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94140590

WARRANTY DEED

THE GRANTOR,

OHIO WEST PARTNERS, an Illinois partnership, having its principal place of business at 2401 W. Ohio Street, Chicago, Cook County, Illinois 60612

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to

STEVEN J. VANDERPOEL of 323 Cambridge Road, Des Plaines, Illinois 60016

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: part of 16-12-218-029

Address of Real Estate: 2515 W. Ohio Street, Chicago, Illinois 60612

DATED this 25th day of January, 1994.

OHIO WEST PARTNERS
an Illinois partnership

BY: 538 WESTERN LIMITED PARTNERSHIP
an Illinois limited partnership

COOK COUNTY, ILLINOIS
FILES FOR RECORD

94 FEB 16 AM 9:54

94140590 By: 538 WESTERN CORP., an Illinois corporation, its general partner

By: Keith M. Giles
Keith M. Giles, President

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Daniel R. Bronson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KEITH M. GILES, President of 538 WESTERN CORP., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such officer of said corporation, as his own free and voluntary act and as the free and voluntary act of the corporation and as the free and voluntary act of OHIO WEST PARTNERS, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28th day of January, 1994.

DANIEL R. BRONSON

NOTARY PUBLIC STATE OF ILLINOIS

MY COMMISSION EXPIRES 12/07/97

This instrument was prepared by Daniel R. Bronson, 300 W. Washington St., Suite 1600, Chicago, Illinois 60606.

Mail to:
Kent Novit, Esq.
100 N. LaSalle Street, Suite 2200
Chicago, Illinois 60602

Send Subsequent Tax Bills To:
Steven J. Vanderpoel
2401 W. Ohio, Unit 31
Chicago, Illinois 60612

DANIEL R. BRONSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/07/97

Box 333

74-70-210 PB
12/1/93

25
212

Handwritten signature/initials

Handwritten initials

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EXHIBIT A

THE SOUTH 8.5 FEET OF THE NORTH 44.0 FEET OF THE EAST 20 FEET OF LOTS 34, 35, 36, AND 37, TAKEN AS A TRACT, IN BLOCK 1 IN GAGE AND MCKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT AND WEBSTER'S SUBDIVISION IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

- (I) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
- (II) SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED;
- (III) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES;
- (IV) COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD AND ANY VIOLATIONS THEREOF, PROVIDED SAID VIOLATIONS ARE INSURED OVER PURSUANT TO CHICAGO TITLE INSURANCE COMPANY'S STANDARD FORM ENDORSEMENT;
- (V) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
- (VI) ENCROACHMENTS;
- (VII) THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED NOVEMBER 5, 1993 BY OHIO WEST PARTNERS;
- (VIII) PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; AND
- (IX) ACTS DONE OR SUFFERED BY PURCHASER.

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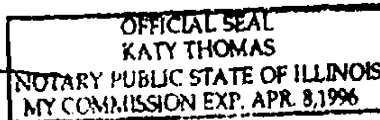
STATEMENT BY GRANTOR AND GRANTEE

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 1-28, 1994 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Loise Abramowitz this 28th day of January, 1994.

Notary Public [Signature]

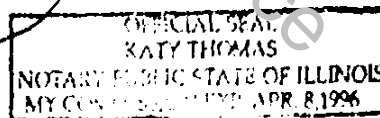


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-28, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Loise Abramowitz this 28th day of January, 1994.

Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]