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WARRANTY DEED

The Grantor, 56th & Hyde Park Partnership, an Illinois limited partnership, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to Darwin Duncan and Venida Duncan, not in tenancy in common, but in joint tenancy, of 8204 S. Albany, Chicago, Illinois 60652, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

[See Attached Exhibit A]

DEPT-01 RECORDING \$27.00
130012 TRAN 6414 09/13/95 15:00:00
48713 2 CG 10-95-615684
COOK COUNTY RECORDER

ABOVE SPACE FOR RECORDER'S USE ONLY

Grantor also hereby grants to Grantee(s), their 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 Condominium Declaration and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

The Tenant of the Unit has waived or has failed to exercise the right of first refusal; or the Tenant of the Unit had no right of first refusal; or the Purchaser of the Unit was the Tenant of the Unit prior to the conversion of the building to a condominium.

SUBJECT TO:

1. Real Estate taxes not yet due and payable;
2. The Illinois Condominium Property Act;
3. The Declaration of Condominium Ownership for 1700 E. 56th Street Condominium;
4. Covenants, conditions and restrictions and building lines of record;
5. Easements existing or of record;
6. Acts done or suffered by Grantee(s);

BOX 333-CTI

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- 7. Existing leases and tenancies, if any; and
- 8. Special taxes or assessments or installments thereof, not due and payable.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

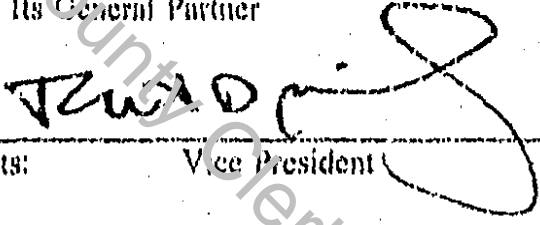
Permanent Real Estate Index Number(s): 20-13-102-023

Address(es) of Real Estate: Unit 1603
1700 East 56th Street
Chicago, Illinois 60637

Dated this 1st day of August, 1995


56th & HYDE PARK PARTNERSHIP,
an Illinois limited partnership

By: Draper and Kramer, Incorporated
Its General Partner

By: 
Its: Vice President

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COOK
CO. NO. 515
0 5 7 5 5 8


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 13 '95
DEPT. OF REVENUE
40.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 13 '95
20.00

300.00
CHICAGO
TRANSACTION TAX
900.00

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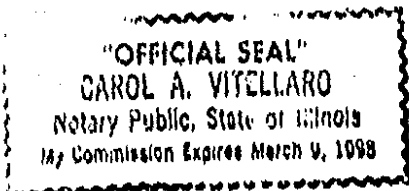
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Forrest D. Bailey, Vice President personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of August, 1995.

Commission expires March 9, 1998.



Carol A. Vitellaro
Notary Public

95615684

This instrument was prepared by:

Brian Meltzer
Keek, Muhin & Cate
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173
(708) 330-1200

MAIL TO:
Same

SEND SUBSEQUENT TAX BILLS TO:
Deerwin P. Dunagan
8209 S. Albany
Chicago, IL 60652

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EXHIBIT A

PARCEL 1:

UNIT 1603 IN 1700 EAST 56TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 (EXCEPT THE NORTH 27 1/2 FEET THEREOF), ALL OF LOTS 9 TO 13, BOTH INCLUSIVE, LOT 14 (EXCEPT NORTH 30 FEET THEREOF) IN BLOCK 2 IN EAST END SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94-779999, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE GARAGE RIGHT, CONSISTING OF THE RIGHT TO PARK ZERO (0) PASSENGER AUTOMOBILE(S) IN THE GARAGE, WHICH GARAGE IS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 94-779999 AND GRANTED BY DEED RECORDED AS DOCUMENT ~~95-615684~~, COOK COUNTY, ILLINOIS.

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