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WARRANTY DEED

(Corporation to Individual)

THE GRANTOR

SBR Enterprises, Inc.

95677756

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten & 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

DEPT-01 RECORDING \$25.00
140012 TRAN 6838 10/05/95 13:06:00
#7317 DT *-95-677756
COOK COUNTY RECORDER

Eric Diederichs
2214 N. Racine, #3
Chicago, Illinois 60614

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 903-4 IN THE VICTORIA TERRACE CONDOMINIUM AS DELINEATED ON THE PLAN OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE

LOTS 14 AND 15 IN SUBDIVISION OF BLOCK 8 (C) BUNA PARK IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 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 94788068 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, HIS 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 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.

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

Subject to: covenants, conditions and restrictions of record; general taxes for the year 1994 and subsequent years.

Permanent Real Estate Index Number: 14-17-413-007-0000 (Affects land and other property.)

Address(es) of Real Estate: 903-4 W. Gordon Terrace, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 26th day of September, 1995.

SBR Enterprises, Inc.
(NAME OF CORPORATION)

By: [Signature]
Jeffrey Grinspoon President

Attest: [Signature]
Jeffrey Grinspoon Secretary

183
KMP
75 69 488 88

[Handwritten signature]

95677756

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Property of Cook County Clerk's Office

CHICAGO
REAL ESTATE TRANSFER TAX
02.51E
DEPT. OF REVENUE

COOK COUNTY
REAL ESTATE TRANSFER TAX
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DEPT. OF REVENUE

952229556

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

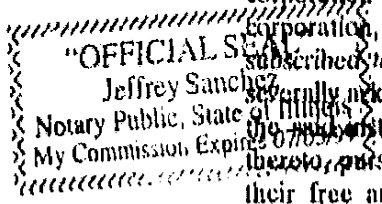
DEPT. OF REVENUE
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CO. INC. 010
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jeffrey Grinspoon personally known to me to be the President of the

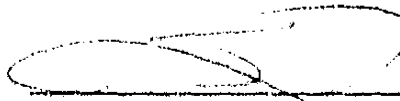
SKR Enterprises, Inc.



corporation and Jeffrey Grinspoon personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and personally acknowledged that as such President and Secretary, they signed and delivered the foregoing instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 26th day of September, 1995

Commission expires: July 3, 1999



Notary Public

This instrument was prepared by: Jay Zabel & Associates, Ltd. 55 W. Monroe, Suite 750, Chicago, Illinois 60603

Mail To:

Send Subsequent Tax Bills To:

SCOTT W. MANSOUR
3021 N. SULLY AVE
CHICAGO, IL 60657

ERIC DEBRUENS
9034 W. GOLDEN TERRACE
CHICAGO, IL 60613

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BOX 333-CTI

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