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QUIT CLAIM DEED

96515603

Statutory
(ILLINOIS)
(Individual
to
Trust)

. DEPT-01 RECORDING \$27.50
. T40010 TRAN 5368 07/05/96 15:50:00
. #6181 & AB *-96-515603
. COOK COUNTY RECORDER

The Above Space for Recorder's Use Only

THE GRANTORS, LEONARD N. SWARTZ and BRENDA E. SWARTZ, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, convey and quit claim to BRENDA E. SWARTZ, or her successor, as Trustee of the BRENDA E. SWARTZ REVOCABLE TRUST u/a dated April 16, 1996 of 100 East Huron, #3504, Chicago, Illinois 60611 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

- See Legal Description Rider attached hereto and made a part hereof -


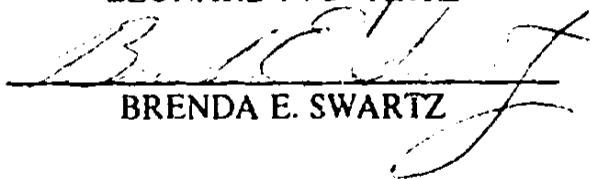
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

96515603

Permanent Real Estate Index Number(s): 17-10-105-014-1152

Address(es) of Real Estate: #3504 - 100 East Huron, Chicago, Illinois 60611

DATED this 16th day of April, 1996.


LEONARD N. SWARTZ

BRENDA E. SWARTZ

Exempt pursuant to §4(E) of the Real Estate
Transaction Act


Representative

AFFIX "RIDERS" OR REVENUE STAMPS HERE

27.50
25.50

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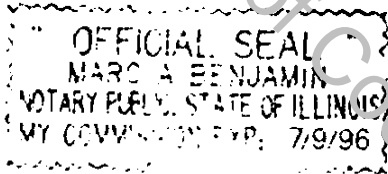
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEONARD N. SWARTZ and BRENDA E. SWARTZ are 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 acknowledged that they signed, sealed and delivered the said instrument as 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 16th day of April, 1996.

Marc Benjamin

Notary Public



My Commission expires 7/9 1996

THIS INSTRUMENT PREPARED BY:

Marc A. Benjamin
Stone, McGuire & Benjamin
801 Skokie Boulevard, Suite 100
Northbrook, Illinois 60062

MAIL TO:

Marc A. Benjamin
Stone, McGuire & Benjamin
801 Skokie Boulevard, Suite 100
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:

Brenda E. Swartz, Trustee
100 East Huron, Unit 3504
Chicago, Illinois 60611



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EXHIBIT A

PARCEL 1:

UNIT 3504 THE 100 EAST HURON STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN CHICAGO PLACE A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1990 AS DOCUMENT 90435974, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90620268, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, USE OF FACILITIES, APARTMENT EASEMENT FACILITIES, SIGN AND CANOPY, COMMON WALLS, CEILINGS AND FLOORS, UTILITIES, DELIVERIES RECEIVING ROOM AND TRASH COMPACTOR ROOM, TRUCK RAMP, MECHANICAL ROOMS, ACCESS TO BUILDING ENTRANCES, EMERGENCY STAIRWAY, ENCROACHMENTS, EMERGENCY GENERATOR, GIRDERS SUPPORTING APARTMENT TOWER, RETAIL BUILDING ROOF ACCESS, PARKING SHUTTLE AND APARTMENT OWNED FACILITIES AS DESCRIBED IN THE EASEMENT AND OPERATING AGREEMENT RECORDED OCTOBER 5, 1990 AS DOCUMENT 90487310 OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

A) RETAIL PARCEL LEGAL DESCRIPTION:

THE LAND, PROPERTY AND SPACE, LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1, 3 AND 4 IN CHICAGO PLACE A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1990 AS DOCUMENT 90435974.

SUBJECT ONLY TO THE FOLLOWING, IF ANY:

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; ROADS AND HIGHWAYS; PARTY WALL RIGHTS AND AGREEMENTS; EXISTING LEASES AND TENANCIES, LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT (WITH RESPECT TO THE COMMON ELEMENTS ONLY, BUT NOT AS TO THE UNIT); SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 1993 AND SUBSEQUENT YEARS; INSTALLMENTS OF REGULAR ASSESSMENTS DUE AFTER NOVEMBER , 1993 ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

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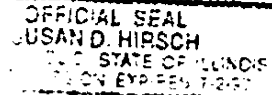
STATEMENT BY GRANTOR AND GRANTEE

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 4/26, 1996 Signature: Mitchell [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said individual this 26th day of April, 1996.

Notary Public Jessica D. Hirsch



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 4/26, 1996 Signature: Mitchell [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said individual this 26th day of April, 1996.

Notary Public Jessica D. Hirsch



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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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