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WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

96337874

DEPT-01 RECORDING \$29.50
T6666 TRAN 0414 05/03/96 09:50:00
6698 JM *-96-337874
COOK COUNTY RECORDER

THE GRANTOR, PRAIRIE PLACE LIMITED PARTNERSHIP, an Illinois limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

^{Ex. 105}
DORIS M. YORK
of 9644 S. PEORIA, CHICAGO, IL 60643

an unmarried woman, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-22-110-012

Address of Real Estate: 1435-B S. PRAIRIE AVENUE, Chicago, IL 60605

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL Ventures, Inc., an Illinois Corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL Ventures, Inc., this 30th day of April, 1996.

PRAIRIE PLACE LIMITED PARTNERSHIP,
a Illinois limited partnership

By: MCL Ventures, Inc., an Illinois corporation,
its general partner

By: *[Signature]*
Daniel E. McLean, President

Attest: *[Signature]*
Marilyn Walsh, Secretary

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CITY OF CHICAGO		CITY OF CHICAGO	
REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSACTION TAX	
DEPT. OF REVENUE	791.25	DEPT. OF REVENUE	791.25
FB021966		FB021966	
PH.11188		PH.11193	

STATE OF ILLINOIS		Cook County	
REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSACTION TAX	
DEPT. OF REVENUE	791.25	DEPT. OF REVENUE	791.25
FB021966		FB021966	
PH.11188		PH.11193	

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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 Daniel E. McLean and Marilyn Walsh, personally known to me to be the President and Secretary respectively of MCL Ventures, Inc., an Illinois Corporation, general partner of Prairie Place Limited Partnership, an Illinois limited partnership, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary appeared before me this day in person and acknowledged that they signed and delivered said instrument 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 official seal, on April 30, 1996.

IMPRESS
NOTARIAL SEAL
HERE



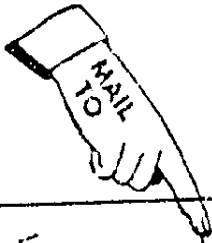
Eve Safarik

Notary Public

8/30/98
My Commission Expires

This instrument was prepared by Daniel E. McLean, 1337 W. Fullerton, Chicago, Illinois 60614.

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Mail to: Emerson Blue
Emerson Blue Associates
20 Dearborn Clark Street, #2610
Chicago, IL 60602

Send subsequent Tax Bill To:
Douglas H. Evans York
1435 B.S. PRAIRIE AVENUE
CHICAGO IL 60605

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LEGAL DESCRIPTION

PARCEL 1:

UNIT F-38 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 58' 41" EAST 102.21 FEET; THENCE SOUTH 00 01' 19" WEST 124.0 FEET; THENCE NORTH 89 58' 41" WEST 102.21 FEET TO THE EAST LINE OF LOT 1 AFORESAID; THENCE NORTH 00 01' 19" EAST ALONG SAID EAST LINE 68.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 1, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04080034, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080034.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM AND A RESERVATION BY PRAIRIE PLACE CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") AS AMENDED TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH

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IN THE DECLARATION; UTILITY EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE

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