

SPECIAL WARRANTY DEED

THE GRANTOR

MAYFAIR PARTNERS, L.P.,

a limited partnership 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 and 00/100 Dollars (\$10.00), and other valuable consideration in-hand paid, and pursuant to authority given by the General Partner of said partnership, GRANTS, SELLS and CONVEYS to

97452568

DEPT-01 RECORDING

\$27.00

T40012 TRAN 2775 07/03/97 14:56:00

4405 + 4-97-482568

COOK COUNTY RECORDER

Joel T. Leonard

1043 W. School, Chicago, Illinois 60657

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

See Exhibit A attached hereto and made a part hereof.

2700
V63

Grantor also hereby grants to the Grantee, its 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 that certain Mayfair Declaration of Condominium and that certain 180-190 East Walton Garage Declaration of Condominium (collectively, the "Declarations"), aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations 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 Declarations the same as though the provision of said Declarations were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Real Estate as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except for those items listed on Exhibit A attached hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

MAIL TO:

Scott Sinar
Friedman & Sinar
(Name)

200 W. Madison St., Suite 2500
(Address)

Chicago, Illinois 60608, Illinois 60608
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Joel T. Leonard
189 E. Lake Shore Drive
Unit 11E
Chicago, Illinois 60611

97452568

BOX 333-CTI

5788266 297

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its General Partner, this 10th day of June, 1997.

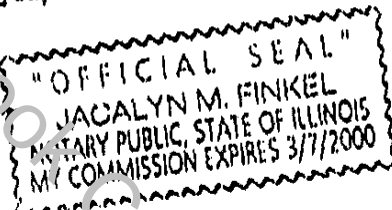
MAYFAIR PARTNERS, L.P.
By: Mayfair Condominium, L.L.C.,
Its: Sole General Partner

By: [Signature]
Its: Manager/Member

STATE OF ILLINOIS COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, DO HEREBY CERTIFY that Bruce C. Abrams, acting in his capacity as Manager of Mayfair Condominium, L.L.C., an Illinois limited liability company, as the sole General Partner of Mayfair Partners, L.P., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed, on behalf of said partnership, for the uses and purposes herein set forth.

Given under my hand and official seal, this 10th day of June, 1997.

[Signature]
NOTARY PUBLIC



Commission expires _____

This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, IL 60610

97A52568

10,912.50 282M

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX		Cook County REAL ESTATE TRANSFER TAX	
JUL 3 1997	DEPT. OF REVENUE	JUL 3 1997	DEPT. OF REVENUE
727.50		727.50	

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX	
JUL 3 1997	DEPT. OF REVENUE
727.50	

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EXHIBIT A TO SPECIAL WARRANTY DEED

Unit No. 11E in the Mayfair Condominium (the "Mayfair Condominium"), and Parking Unit(s) P-14 & P-15 in the 180-190 East Walton Garage Condominium (the "Parking Condominium"), as delineated on a survey of the following described real estate:

- PARCEL 1: UNIT 11E IN MAYFAIR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 17 FEET OF LOT 11, AND ALL OF LOTS 12 AND 13 IN FITZ SIMON'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF LINCOLN PARK BOULEVARD, EXCEPT THAT PART OF THE SOUTH 134 FEET LYING EAST OF A LINE PARALLEL TO AND 750 FEET EAST OF THE EAST LINE OF LINCOLN PARK BOULEVARD; AND LOT 2 IN MAYFAIR-REGENT RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST 1/2 OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96869217 AND AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97154342 AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.
- PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-11E, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 96869217.
- PARCEL 3: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, MAINTENANCE, ENCROACHMENTS, EQUIPMENT AND SUPPORT AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED NOVEMBER 14, 1996 AS DOCUMENT NUMBER 96869215.
- PARCEL 4: PARKING UNIT(S) P-14 & P-15 IN THE 180-190 EAST WALTON GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN MAYFAIR-REGENT SUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST 1/2 OF SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96869218 AND AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT NUMBER 97036328 AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This deed is subject to the following permitted exceptions:

- (1) current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of closing;
- (2) the terms and provisions of the Declarations and any permitted amendments thereto;
- (3) the terms and provisions of that certain Declaration of Covenants, Conditions, Restrictions, and Easements made by Walton Associates, L.L.C. as of October 31, 1996, and any amendments thereto;

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- (4) public, private and utility easements, including any easements established by, or implied from, the Declarations and any amendments thereto;
- (5) covenants, conditions and restrictions of record (provided the same do not materially adversely impair the use and enjoyment of the Mayfair Condominium as a residence or the Parking Condominium for parking purposes);
- (6) applicable zoning and building laws, ordinances and restrictions;
- (7) roads and highways, if any;
- (8) limitations and conditions imposed by the Condominium Property Act;
- (9) encroachments, if any, which do not materially adversely impair the use and enjoyment of the Mayfair Condominium as a residence or the Parking Condominium for parking purposes;
- (10) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (11) instruments due after the date of closing for assessments established pursuant to the Declarations;
- (12) title exceptions over which the Title Company is willing to insure;
- (13) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (14) Grantee's mortgage; and
- (15) leases, licenses and management agreements affecting the common elements.

Common Address of Mayfair Condominium: Unit 11E, 189 E. Lake Shore Drive, Chicago, Illinois 60611

Common Address of Parking Condominium: P-14 & P-15, 180-190 E. Walton Street, Chicago, Illinois 60611

PIN 17-03-208-003 (affects subject property and other land), -009 (affects subject property and other land), -010 (affects subject property and other land), -011 (affects subject property and other land).

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