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THIS DOCUMENT PREPARED BY

Cynthia Jared, Esq.
Sachnoff & Weaver, Ltd.
30 S. Wacker Dr.
Chicago, IL 60606

97704569

Address of Real Estate:

111 E. Chestnut
Unit 5500A
Chicago, Illinois 60611

DEPT-01 RECORDING \$23.00
T#0012 TRAN 6783 09/23/97 15:42:00
#2809 CG *-97-704569
COOK COUNTY RECORDER

WARRANTY DEED

2300

THE GRANTOR, CHESTNUT STREET HOLDINGS, LLC, a Delaware limited liability company, 600 N. Pearl Street, Suite 1550, City of Dallas, State of Texas for and in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to THE GRANTEE, Jerome W. Bisor, individually

having an address of 111 E. Chestnut, Unit 55A, Chicago, IL 60611, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 5500A IN THE 111 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1E*, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, AND 1N, IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04074563; TOGETHER WITH EACH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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; 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.

Subject to: general real estate taxes not due and payable at the time of closing; special taxes or assessments for improvements not yet completed after the Contract Date; building, building line, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the 111 East Chestnut Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all unit owners at the condominium, of the rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois (the "Act"); acts done or suffered by Buyer, or any claiming, by,

BOX 333-CTI

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through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 14 day of May, 1997

CHESTNUT STREET HOLDINGS, LLC,

a Delaware limited liability company

BY: Hudson Asset management, Inc.,

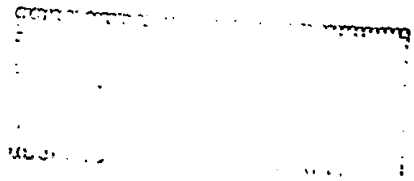
a Texas corporation, its managing member

By: [Signature]
Its: Vice President

STATE OF Texas)
) SS.
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT [Signature] of Hudson Asset Management, Inc., being the Managing Member of Chestnut Street Holdings, LLC, 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 acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14 day of May, 1997.



[Signature]
Notary Public

My commission expires on _____, 19__.

PIN NUMBERS:

- 17-03-225-031-000
- 17-03-225-032-000
- 17-03-225-033-000
- 17-03-225-034-000
- 17-03-225-035-000
- 17-03-225-036-000
- 17-03-225-037-000
- 17-03-225-038-000
- 17-03-225-039-000
- 17-03-225-040-000
- 17-03-225-041-000
- 17-03-225-042-000
- 17-03-225-043-000
- 17-03-225-044-000
- 17-03-225-045-000
- 17-03-225-046-000

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Property Clerk's Office

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15-2-1000

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MAIL TO: <u>JEROME W. BISON</u> <u>111 E. CHESTNUT ST. 55A</u> <u>CHICAGO, ILL. 60611</u>	SEND SUBSEQUENT TAX BILLS TO: _____ _____ _____
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OR RECORDER'S OFFICE BOX NO. _____

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