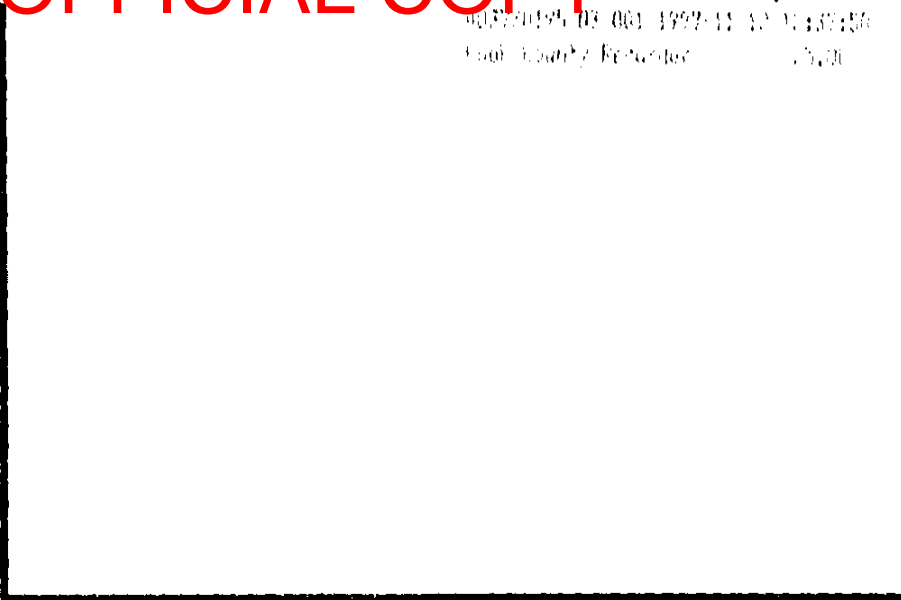




Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS**

7683554 / J Sheer / Case #8



THE GRANTOR(S) Gary J. Kramer, a divorced man, not since remarried of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANT(S) to Hiromi Takahashi and Kaoru Takahashi
GRANTEE'S ADDRESS: 1344 N Dearborn, #13A, Chicago, Illinois 60610

of the county of Cook, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions and restrictions of record; and to general taxes for 1996 and subsequent years, 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 not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 14-17-407-059-1004
Address(es) of Real Estate: 4324 N Dnyton, #D, Chicago, Illinois 60612

DATED this 15th day of September, 1997.

G. Kramer
Gary J. Kramer

BUTLER / #1

CITY OF CHICAGO
RECORDS & CLERK'S OFFICE
131 N. LAUREL ST. CHICAGO, IL 60602
TEL: (312) 321-3000

BOX 200-871

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary J. Kramer, a divorced man, not since remarried

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 15th day of September, 19 97

"OFFICIAL SEAL"
Michele F. Qatwall (Notary Public)
Notary Public, State of Illinois
My Commission Expires 11/14/99

Prepared By: Jay Zabel & Associates, Ltd.
55 W Monroe, Ste 750
Chicago, IL 60603

Mall To:
Leo G. Aubel
55 W Monroe, Ste 3500
Chicago, Illinois 60603

Name & Address of Taxpayer:
Hiromi Takahashi
4324 N Dayton, #D
Chicago, Illinois 60613

Property of Cook County Clerk's Office

EXHIBIT "A"
Legal Description

UNIT D IN THE BUENA VISTA TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN SUBDIVISION OF LOTS 8 TO 12 OF BLOCK 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN BANFORD'S SUBDIVISION OF LOTS 8 TO 12 IN THE SUBDIVISION OF LOT 1 IN HUNDLEY'S SUBDIVISION OF THE EAST 20 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 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 89173244 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office