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Cook County Recorder

WARRANTY DEED Corporation to Individual

THE GRANTOR

Chicago Urban Properties, Inc.

a corporation 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 no/100 (10.00) DOLLARS,

_____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to:

MICHAEL DURBA AND STEVEN M. PORTSCHY, IN JOINT TENANCY AND NOT AS TENANTS IN COMMON the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description:

Unit 311 and Parking Unit P-77 in the St. Paul Lefts Condominium as delineated on a survey of the following described land: Certain Lots and portions of certain Lots in Isham's Resubdivision of part of Blocks 3, 4 and 5 in Isham's Subdivision of the North 1/2 of the South 1/2 of the Southwest 1/4 lying Southwest of Milwaukee Avenue of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an exhibit to the Declaration of Condominium recorded June 18, 1997 as Document Number 97434568 together with its undivided percentage interest in the Common elements.

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 the Declaration, 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 property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 14-31-319-007, 14-31-319-008, 14-31-319-009

Address(es) of Real Estate: 2333 W. St. Paul Ave., #311, Chicago, Illinois 60647

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and Assistant Secretary, this 8th day of August 1997.

Neil M. O'Connell

Vice President

Caren Menas

Asst. Secretary

TICOR TITLE INSURANCE

CH 34 38 13

14 20 13

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WARRANTY DEED (Continued)

File No CH 343893

STATE OF ILLINOIS
COUNTY OF Will ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bob DiCostanzo personally known to me to be the Vice President of

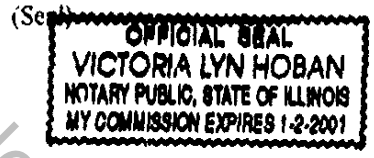
CHICAGO URBAN PROPERTIES, INC.

corporation, and Caren Menas personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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, this 17th day of August, 19 97.

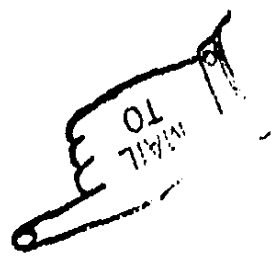
Commission Expires January 2, 2001

Victoria Lyn Hoban
Notary Public



This instrument was prepared by:

John Mullen: 201 N. Wells, Suite #1700
Chicago, Illinois 60606



MAIL TO:

Michael Burba & Steven M. Portschy
2333 W. St. Paul Ave., # 311
Chicago, Illinois 60647

SEND SUBSEQUENT TAX BILLS TO:

Michael Burba & Steven M. Portschy
2333 W. St. Paul Ave., # 311
Chicago, Illinois 60647

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Property of Cook County Clerk's Office

