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WARRANTY DEED

THE GRANTORS RICHARD PINDERSKI and ANGELA PINDERSKI, husband and wife, 1777 Crystal Lane, #206, Mt. Prospect, Illinois 60056, County of COOK, State of Illinois for and in consideration of TEN DOLLARS, in hand paid, CONVEY and WARRANT TO: WALDEMAR KULESZYNSKI and ANNA DOBRZENIECKA, 6620 W. Gunnison St., Apt. 2C, Harwood Heights, IL 60656-4036, in Joint Tenancy and not as Tenancy in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

DEPT-01 RECORDING \$23.50
 T#0010 TRAN 6904 01/06/97 12:25:00
 49585 + CJ *-97-009669
 COOK COUNTY RECORDER

Unit No. 206 in the Crystal Towers Condominium Building "D", as delineated on a Survey of the following described real estate:

Part of Lot 1 in Crystal Towers Condominium Development, being a Consolidation of Lot "A" and Outlot "B" of Tally Ho Apartments, a Development of part of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 25,214,263, together with its undivided percentage interest in the common elements.

and releasing all rights to Homestead under Illinois law.

Subject only to: general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property..

Permanent Real Estate Index Number:08-22-203-067-1000

Address of Real Estate: 1777 Crystal Lane, #206, Mt. Prospect, IL 60056

DATED: December 30, 1996

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TICOR TITLE INSURANCE

Richard Pinderski (SEAL)
 RICHARD PINDERSKI
 State of Illinois, County of Cook) SS

Angela Pinderski (SEAL)
 ANGELA PINDERSKI

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD PINDERSKI and ANGELA PINDERSKI, husband and wife, personally known to me to be the persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
 Given under my hand and official seal 12-30-1996
Paul C. Rucinski
 Notary Public, State of Illinois
 Commission Expires 12-30-98 19

Paul C. Rucinski
 Notary Public

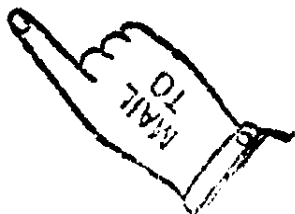
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This instrument was prepared by Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067

Mail To:
 Richard S. Chelminski, P.C.
 8303 West Higgins, Suite 300
 Chicago, IL 60631

Send Tax Bills to:
 Waldemar Kuleszynski
 1777 Crystal Lane, #206
 Mt. Prospect, IL 60056

VILLAGE OF MOUNT PROSPECT
 REAL ESTATE TRANSPORT
 cc 30
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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
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