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TRUSTEE'S DEED

THIS INDENTURE, dated December 23, 1996 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated December 22, 1993

known as Trust Number 117797-09 party of the first part, and

Norberto Rivera and Awilda Rodriguez, 702 W. Dempster, Mt. Prospect, IL

*as joint tenants

party/parties of the second part WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As Unit 714-12 in the Condominiums of Birch Manor

Property Index Number 06-14-302-014-000

together with the tenements and appurtenances thereunto in any way

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

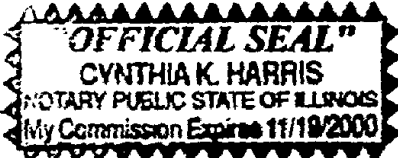
By: [Signature]
J. Michael Whelan-Vice President

STATE OF ILLINOIS
COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
) J. Michael Whelan an officer of American National Bank and Trust Company of Chicago 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 said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated December 23, 1996.

[Signature]
CYNTHIA K. HARRIS
NOTARY PUBLIC



Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690

MAIL TO: Joan Vasquez
20063 Rand Rd.
Palatine, IL 60074

BOX 333-CTI

[Handwritten signature]

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EXHIBIT "A"

PARCEL 1:

UNIT 714-12 IN THE CONDOMINIUMS OF BIRCH MANOR AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04007694 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 095256602 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 04007694

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 OF CONDOMINIUM 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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Birch Manor Condominium Association and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for the second installment 1994 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration; (l) existing tenant lease and existing laundry lease; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) encroachments, if any; (o) acts done or suffered by purchaser or anyone claiming by, through or under purchaser; (p) leases and licenses affecting the common elements; and (q) building lines and restrictions.

P.L.N. 08-14-302-014-0000

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MEMBER
 RONALD J. RILEY

MEMBERS
 GEORGE A. CLONES
 ROBERT J. CONROY
 EDWARD H. HENNING
 PAUL W. HOFFERT
 MICHAEL W. JOHNSON
 GUSK K. WELLS

VILLAGE MANAGER
 MICHAEL J. JONES

VILLAGE CLERK
 CAROL A. WILDS

Village of Mount Prospect

100 South Emerson Street

Mount Prospect, Illinois 60056

Phone: 708 / 392-6000
 Fax: 708 / 392-8022
 TDD: 708 / 392-8064

February 21, 1996

Property of Cook County

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX

 JAN 17 '97 DEPT OF REVENUE
 P.1.16645
 2 5 9 5 3 2
 86.00

To Whom It May Concern

The property located at 700, 702, 704, 706, 708, 710, 712 and 714 West Dempster is not located within the corporate limits of the Village of Mount Prospect, and accordingly, is not subject to the Village's Real Estate Transfer Tax.

David C. Jenson

David C. Jenson, Mayor/ Director

Cook County
 REAL ESTATE TRANSACTION TAX
 STAMP JAN 17 '97
 P.1.16627
 44.00

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