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GEORGE E. COLE FORM NO. 801
LEGAL FORMS
February, 1985

5193/0037 53 001 1998-01-12 12:32:09
Cook County Recorder 27.50

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

97-1170

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 23rd day of
December, 1997 between BUCKINGHAM PALACE,
L.L.C., a limited liability company duly authorized to
transact business in the State of Illinois, party of the
first part, and

6101 North Kilpatrick, Chicago, Illinois 60646
Jacqueline G. Vlarrick, ~~3729 North Dearborn, Chicago, Illinois 60657~~ (4)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

Permanent Real Estate Index Number(s): Part of 14-21-309-003

Address(es) of Real Estate: 733 1/2 West Buckingham, Unit 17 and P9, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 23rd day of December, 1997.

Buckingham Palace, L.L.C., an Illinois limited liability company

By: Parkland Development Company, an Illinois corporation
Its: Manager

By: 
Name: Neil Kozokoff
Its: President

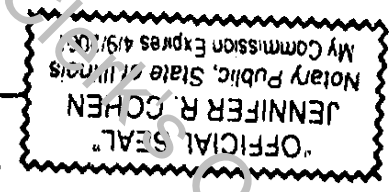
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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that NEIL KOZOKOFF, personally known to me to be the President of PARKLAND DEVELOPMENT COMPANY, as Manager of BUCKINGHAM PALACE, L.L.C. appeared, before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal, this 23rd day of December, 1997

Commission expires April 9, 2001



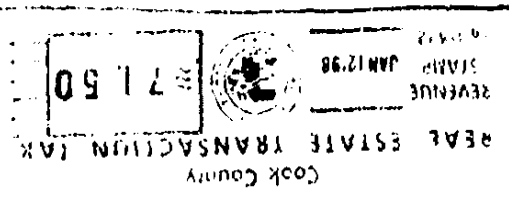
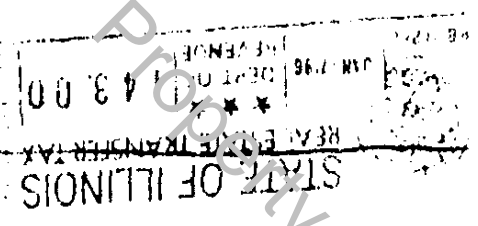
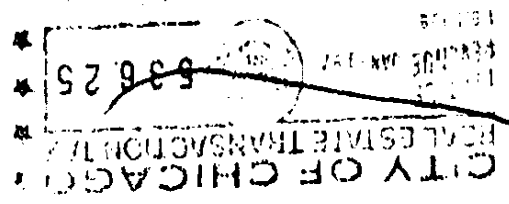
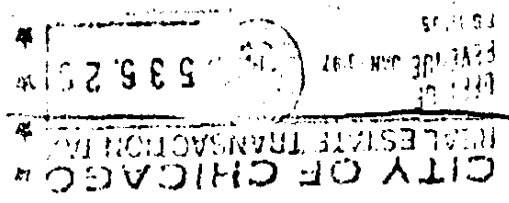
Jennifer R. Cohen
NOTARY PUBLIC

This instrument was prepared by Schain, Fire & Burney, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601

Name To: Phillip A. Court
115 Lincoln Av
Winnetka, IL, 60093
(Name) (Address) (City, State, Zip Code)

SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)
(City, State, Zip Code)

RECORDERS OFFICE BOX NO. _____



FILE NUMBER:
97-1170

SCHEDULE A CONTINUED

LEGAL DESCRIPTION:

UNITS 17 AND P-9 IN BUCKINGHAM PALACE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT 97964406, OF LOTS 10 TO 14 BOTH INCLUSIVE TAKEN AS A SINGLE TRACT OF LAND, IN GEORGE WITTBOLDT'S SUBDIVISION, IN THE SUBDIVISION OF PART OF LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOT 39 IN PINE GROVE AND PART OF LOT 15 IN BLOCK 2 IN CLARK AND MCCONNELLS ADDITION TO LAKEVIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID TRACT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 50.11 FEET TO THE CENTER LINE OF A WALL THAT IS BUILT AND USED AS A PARTY WALL; THENCE SOUTH ALONG THE CENTER LINE OF SAID WALL AND SAID CENTER LINE EXTENDED, PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 54.72 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 23.11 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 6.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT A DISTANCE OF 27.0 FEET TO A POINT OF THE WEST LINE OF SAID TRACT, SAID POINT BEING 60.72 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 60.72 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Clerk's Office

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EXHIBIT "B"

SUBJECT TO:

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; THE DECLARATION INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THEREOF; PARTY WALL RIGHTS OR ADJACENT BUILDING; PROVISION OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY, THROUGH, OR UNDER BUYER; LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOST OR DAMAGE; AND TITLE EXCEPTIONS PERTAINING TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THE TIME USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED.
2. RIGHT OF FIRST REFUSAL IN FAVOR OF THE TENANT OF THE SUBJECT UNIT AS PROVIDED IN SECTION 30 OF THE CONDOMINIUM PROPERTY ACT.

NOTE: ANY DEED TO AN INDIVIDUAL UNIT SHOULD CONTAIN A STATEMENT TO THE EFFECT THAT THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT UNLESS THE TENANT IS THE PURCHASER, IN WHICH CASE THIS COULD BE DISCLOSED.

3. 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.
4. 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.

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