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THIS DOCUMENT PREPARED BY:

Marjorie C. Howard
Katz Randall & Weinberg
333 West Wacker Drive
Suite 1830
Chicago, Illinois 60606

98325147

7057/0055 30 001 Page 1 of 3
1998-04-23 09:20:05
Cook County Recorder 25,00

AFTER RECORDING RETURN TO:

John J. Hoevel
Hoevel & Associates
1300 West Belmont Avenue
Suite 310
Chicago, Illinois 60657-3241

This space reserved for Recorder.

WARRANTY DEED

THE GRANTORS, MARJORIE C. HOWARD and STEVEN W. BENO, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to EILEEN M. QUINN, an individual residing in the City of Chicago, County of Cook, State of Illinois, the Real Estate situated in the County of Cook in the State of Illinois, commonly known as 1520 West Wilson, #2W, Chicago, Illinois and legally described on Exhibit "A" attached hereto and incorporated herein by this reference, 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 forever, SUBJECT TO: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfined special governmental taxes or assessments; general real estate taxes for the year 1997 (2d installment) and subsequent years; and installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

DATED as of this 21st day of April, 1998

Marjorie C. Howard
MARJORIE C. HOWARD

Steven W. Beno
STEVEN W. BENO¹

¹ Steven W. Beno is executing this Warranty Deed solely for the purpose of waiving and releasing any homestead rights in the subject property.

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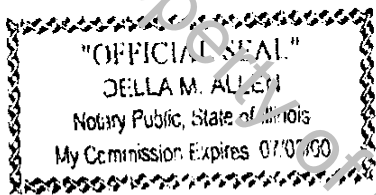
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Property of Cook County Clerk's Office

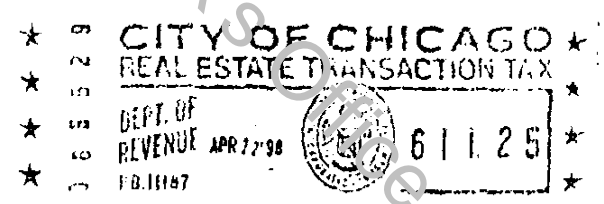
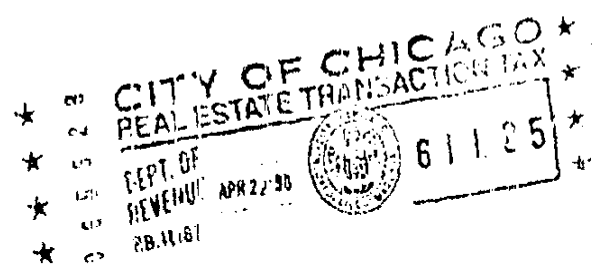
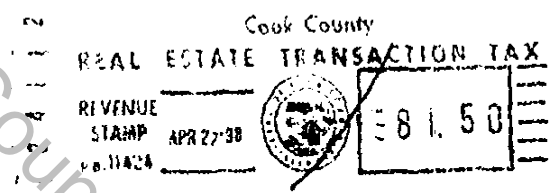
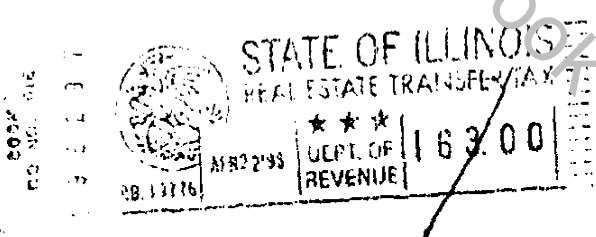
State of Illinois)
) SS.
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marjorie C. Howard and Steven W. Beno, 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 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.

Given under my hand and official seal this 21st day of April, 1998.



Della M. Allen
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 2-W IN LO PICCOLO PALAZZO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 28 FEET OF LOT 3 AND THE WEST 25 FEET OF LOT 4 IN SUBDIVISION OF LOT 3 IN THE SUBDIVISION OF THE SOUTH 330 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF THE WEST LINE OF CLARK STREET IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 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 27452755 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-17-105-043-1004

Address of Real Estate: Unit 2W, 1520 West Wilson Avenue, Chicago, Illinois 60640