

WARRANTY DEED



MAIL TO:
Ronald Anthony Rascia
180 N. LaSalle Street Suite 1820
Chicago, Illinois 60601



NAME & ADDRESS OF TAXPAYER:
Fred R. Razo
233 E. Erie Street Suite 1505
Chicago, Illinois 60611

GRANTOR(S), Roger L. Welsh and Christina M. Welsh, his wife as Joint Tenants of Chicago in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Fred R. Razo of 949 W. Montana, Chicago in the County of Cook, in the State of Illinois, the following described real estate:

PARCEL 1:

UNIT NO. 1505 IN STREETERVILLE CENTER CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26-STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20, 21, 22, 23, 24 AND 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 116.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8-STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF THE AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR STREETERVILLE CENTER CONDOMINIUM ASSOCIATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT NO. 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST HALF OF THE PARTY WALL, ALL IN COOK COUNTY, ILLINOIS.

84-3720-494

3P

PARCEL 3:

ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFITS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26017894, AS GRANTED FOR THE BENEFIT OF PARCEL 1, BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1980 AND KNOWN AS TRUST NO. 51534 TO WENDY YOUNG DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT NO. 26017895.

Permanent Index No:
17-10-203-027-1065

Property Address:
233 E. Erie Street Suite 1505
Chicago, Illinois 60611-2926

SUBJECT TO: (1) General real estate taxes for the year 1998 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) public and utility easements (4) existing leases and tenancies (5) special governmental taxes or assessments for improvements not yet completed (6) unconfirmed special governmental taxes or assessments hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 15th day of FEBRUARY, 1999.

Roger L. Welsh - Christina M. Welsh
Roger L. Welsh Christina M. Welsh

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Roger L. Welsh and Christina M. Welsh, his wife as Joint Tenants 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.

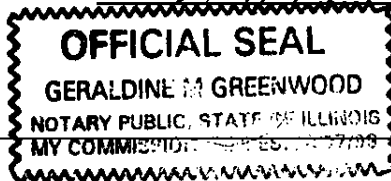
Given under my hand and notary seal, this 15 day of

February, 1999.

Geraldine M. Greenwood Notary Public

(seal)

My commission expires 3/7/99



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph _____ Section 4, Real Estate Transfer Act
Date: _____

Prepared By:
BILL GEORGE STOTIS
311 SOUTH WACKER DRIVE
CHICAGO, Illinois 60606-6620

Signature: _____

City of Chicago
Dept. of Revenue
202585
04/27/1999 15:57 Batch 3840 82



Real Estate
Transfer Stamp
\$1,125.00

113074
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 20 '99
DEPT. OF REVENUE
119.00
P.B. 11262

113083
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 20 '99
DEPT. OF REVENUE
31.00
P.B. 11262

384044
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
P.B. 11422
25.00

08562
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
P.B. 11425
50.00