



**WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)**

GRANTOR(S)
AB FUND III JOINT VENTURE, AN
Illinois general partnership, a
partnership created and existing by
virtue of the laws of 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).

Flavio Vincent Gentile, MICHAEL LENGENTILE AND MARSHA FEUGENTILE
1628 N. Oakley
Chicago, IL 60647

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(The Above Space for Recorder's Use)

in the State of Illinois, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Attached hereto and made a part hereof.



Real Estate Transfer Tax
\$1

Dated this 30th day of December, 1998

AB FUND III JOINT VENTURE

William Greengoss, partner

Arnold Kaplan, partner

William Planek, partner

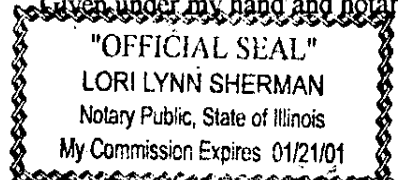
Permanent Real Estate Index Number(s): 16-07-212-010-1021
Address(es) of Real Estate: 232 N. Oak Park Avenue, #3G, Oak Park, IL 60302

STATE OF ILLINOIS)	Real Estate Transfer Tax	Real Estate Transfer Tax
) SS	\$500	\$10
COUNTY OF COOK)	Real Estate Transfer Tax	Real Estate Transfer Tax
)	\$200	\$1

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ARNOLD KAPLAN, WILLIAM GREENGOSS AND WILLIAM PLANEK, 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.

1st AMERICAN TITLE order # C140677 ML 193

Given under my hand and notary seal, this 30th day of December, 1998.



NOTARY PUBLIC

EXHIBIT A

Unit 3G, in the Santa Maria Condominiums as delineated on a survey of Lots 1, 2 and 3 in Owner's Subdivision of the West 223.5 feet and the South 10 feet of the East 54.1 feet of the West 277.6 feet of lot 3 and the West 277.6 feet of lot 2 (except the south 115 feet of the East 81.6 feet of the West 261.6 feet of said lot 2) of James W. Scoville Subdivision of the West half of the North East Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded May 29, 1996 as document #96402515 as amended from time to time together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

The tenant of Unit 3G has waived or has failed to exercise the right of first refusal.

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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration; and
9. Acts done or suffered by the Purchaser.

Mail to:


Dennis Hennessy, 438 Hickory, Itasca, IL 60143



Sent Subsequent Tax Bills to:

Flavio Gentile, 232 N. Oak Park Ave., #3G, Oak Park, IL 60302

0 8 3 5 7 4



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN 13 '99 DEPT. OF REVENUE

89.00

P.B. 10760

0 8 2 4 3 9

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JAN 13 '99

44.50

ILLINOIS