

**FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE**

LIMITED PARTNERSHIP
ANNUAL REPORT
1997



FLORIDA DEPARTMENT OF STATE
Sandra Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

97 JAN -8 PM 2:46

1. Name of Limited Partnership

1a. DOCUMENT #
A15693

CARLYLE REAL ESTATE LIMITED PARTNERSHIP-XIII



OK 1/8/97

Mailing Address
**800 N. MICHIGAN AVENUE
SUITE 2000
CHICAGO IL 60611-1575**

Principal Office Address
**800 N. MICHIGAN AVENUE
SUITE 2000
CHICAGO IL 60611-1575**

3. Date Formed or Registered
11/10/1983

5a. Capital Contributions as Shown on record.
\$7,350,000.00

3a. Date of Last Report
11/14/1995

5b. Amount of Capital Contributions in FLORIDA to date:

4. State or Country of Formation
IL

\$7,350,000.00

2. Mailing Address

2a. Principal Office Address

Suite, Apt. #, etc.

Suite, Apt. #, etc.

City & State

City & State

Zip Country

Zip Country

6. FEI Number
36-3207212

Applied For
 Not Applicable

7. Certificate of Status Desired

\$8.75 Additional Fee Required

8. Make check payable to: Dept. of State (See reverse side for fee information)

9. Name and Address of Current Registered Agent

**C T CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION FL 33324**

10. If changed, new Registered Agent/Office

Name
Street Address (P.O. Box Number Is Not Acceptable)
Suite, Apt. #, etc.
City **FL** Zip Code

10a. Pursuant to the provisions of sections 620 1051 and 620 192, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620 192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment) _____ DATE _____

**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Name(s) of General Partner(s)

11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)

11b. City, State & Zip Code

11c. Registration/ Document Number

JMB REALTY CORPORATION

900 N. MICHIGAN AVE.

CHICAGO IL 60611

F92000000233

REALTY ASSOCIATES-XIII, L.P.

900 N. MICHIGAN AVE.

CHICAGO IL 60611

~~500000000020~~

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Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE *Maureen M. Mikuda Assistant Secretary* DATE **12/19/94**
Kathleen M. Mikuda Assistant Secretary
Typed or Printed Name of General Partner Signing Form **JMB Realty Corporation** Daytime Telephone Number **312 915-3854**

CR2E003 (6/96)