



Balcor Management Services, Inc.
Bannockburn Lake Office Plaza
2355 Waukegan Road, Suite A200
Bannockburn, Illinois 60015
(847) 267-1600

December 20, 1996

A 29005

State of Florida
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

600002049216--5
-01/07/97--01139--024
*****52.50 *****52.50

Att: Registration Section

Re: Limited Partnership Annual Renewal Reports
Foreign Limited Partnership Termination Forms

Dear Sir:

Please find enclosed 4 annual renewal reports due December 31, 1996, along with checks for each of the partnerships.

Also enclosed are 17 foreign limited partnership termination forms and checks for each in the amount of \$ 52.50.

Should you have any questions or need any additional information, please do not hesitate to call the undersigned at (847) 317-4382.

Very truly yours,

Name	Barbara Olken
Availability	
Document Examiner	Barbara Olken, Legal Department Secretary
Updater	enclosures
Updater Verifier	Barb.L./18
Acknowledgement	DOC
W. P. Verifier	DOC

96 DEC 24 AM 10:31
FILED
TALLAHASSEE, FLORIDA
SEC. 1, MAY 1, 1996

A 29005

**CERTIFICATE OF CANCELLATION OF REGISTRATION
OF A FOREIGN LIMITED PARTNERSHIP**

To the Secretary of State
State of Florida

It is hereby certified that:

1. Balcor Realty Investors 86-Series I A Real Estate Limited Partnership, a foreign limited partnership formed under the laws of the State of Illinois, hereby cancels its registration in the State of Florida.
2. The undersigned is a general partner of the aforesaid foreign limited partnership.

Signed on this 13th day of December, 1996

**BALCOR REALTY INVESTORS 86-SERIES I A REAL ESTATE
LIMITED PARTNERSHIP**

By: Balcor Partners-XIX, an Illinois general partnership,
its general partner

By: The Balcor Company, a Delaware corporation, a partner

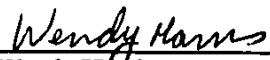
By:


Jerry M. Ogle
Vice President & Secretary

FILED
96 DEC 24 AM 10:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

State of Illinois
County of Cook

The foregoing instrument was acknowledged and sworn to before me this 13th day of December, by Jerry M. Ogle, Vice President and Secretary of The Balcor Company, a partner of Balcor Partners-XIX, the general partner of Balcor Realty Investors 86-Series I A Real Estate Limited Partnership, a limited partnership formed under the laws of the State of Illinois, on behalf of the limited partnership.


Wendy Harris
Notary Public
State of Illinois

WILLIAM HARRIS
NOTARY PUBLIC
STATE OF ILLINOIS
SEPT 22, 1999

SEAL