



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

December 20, 1996

B95000000231

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

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-01/07/97--01156--004
*****\$2.50 *****\$2.50

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,

FILED

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

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CERTIFICATE OF CANCELLATION OF REGISTRATION
OF A FOREIGN LIMITED PARTNERSHIP

To the Secretary of State
State of Florida

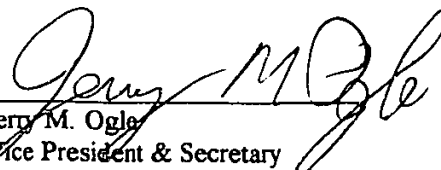
It is hereby certified that:

1. Labcor IV 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

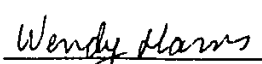
LABCOR IV LIMITED PARTNERSHIP

By: Balcor Mortgage Advisors-III, an Illinois general partnership,
its general partner
By: RGF-Balcor Associates-II, an Illinois general partnership,
a partner
By: The Balcor Company, a Delaware corporation, a partner

By: 
Jerry M. Ogle
Vice President & Secretary

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 RGF-Balcor Associates-II, a partner of Balcor Mortgage Advisors-III, the general partner of Labcor IV 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

SEAL

NOTARY PUBLIC

1997

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