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00762406

SPECIAL WARRANTY DEED

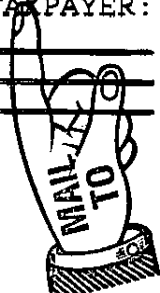
MAIL TO: Venter & Assoc.
6466 W. North Ave
Chicago, IL 60707

00762406
6373/0037 52 001 Page 1 of 2
2000-09-29 09:44:26
Cook County Recorder 23.50

NAME & ADDRESS OF TAXPAYER:
Venter & Assoc.
6466 W. North Ave.
Chicago, IL 60707

RECORDER'S STAMP

SS3
17553
STC1



Property of
Cook County Clerk's Office

THE GRANTOR: MATRIX CAPITAL BANK, a federal savings bank,
created and existing under and by virtue of the laws of the State of
United States for and in consideration of TEN (\$ 10.00) DOLLARS and other
good and valuable considerations in hand paid.

CONVEYS to AUSTIN BANK OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT 7312,
DATED SEPTEMBER 8, 1997,

all interest in the following described Real Estate situated in the
County of Cook, in the State of Illinois, to wit:

LOT 64 (EXCEPT THE EAST 8 FEET THEREOF) AND LOT 65 IN THE SUBDIVISION OF
THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
(EXCEPT RAILROAD) OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general taxes not due and payable at the time of closing;
building lines and building laws and ordinances, use or occupancy
restrictions, conditions and covenants of record; zoning laws and
ordinances which conform to the present usage of the premises; public
and utility easements which serve the premises; public roads and
highways, if any; party wall rights and agreements, if any.

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no
representations or warranties, either express or implied with respect
to the condition of the property, habitability, good and workmanlike
construction or fitness for a particular purpose and all representations
or warranties are hereby expressly excluded.

GRANTOR, for itself and its successors and assigns, covenants and
warrants that it has not done or suffered to be done, anything whereby
the above-described real estate hereby granted shall or may be
encumbered or charged in any manner whatsoever.

Permanent Index Number(s) 29-03-417-048
Property Address: 716 East 144th Place Dolton, IL 60419

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Sr. Vice President, and attested by its Secretary, this 25 day of August, 2000

MATRIX CAPITAL BANK

Attest: Patrick Howard
Secretary
Patrick Howard

By: Michelle Cernosek
President
Michelle Cernosek
Senior Vice President
Matrix Capital Bank

STATE OF Colorado) ss
County of Denver)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michelle Cernosek personally known to me to be the Sr. Vice President of Matrix Capital Bank, FSB, and Patrick Howard personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such Sr. Vice President and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of August, 2000.

Commission expires 6-9 2004.

Becky A. Baker
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

ILLINOIS TRANSFER STAMP

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX 6169
ADDRESS 716 E. 144th PL
ISSUE 9/12/00 EXPIRED 10/12/00
AMT. 10.00
TYPE WST/EPT
VILLAGE CLERK



My Commission Expires 08/09/2004

NAME & ADDRESS OF PREPARER:
KROPIK, PAPUGA & SHAW
120 South LaSalle
Chicago, Illinois 60603

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 27. 00
REVENUE STAMP

0000036946
REAL ESTATE TRANSFER TAX
00008.00
FP326670

STATE TAX
STATE OF ILLINOIS
STATE TAX
SEP. 27. 00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018500
REAL ESTATE TRANSFER TAX
00016.00
FP326660

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PROPERTY OF COOK COUNTY