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3/30/00 14 001 Page 1 of 3
2003-02-11 08:13:22
Cook County Recorder 28.50

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



THIS AGREEMENT, made this 20th day of December, 2002, between CHASE MANHATTAN MORTGAGE CORPORATION, a corporation created and existing under and by virtue of the laws of the State of CA and duly authorized to transact business in the State of Illinois, party of the first part, and ESCQUIEL IRACHETA 7377 S. SHORE DR #1122 CHGO, ILL 60649

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

302345
FIRST AMERICAN TITLE order # _____
2002

PARCEL 1: UNIT 1 IN THE 7633 SOUTH PHILLIPS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 26 IN BLOCK 6 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT STREETS) OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00737271, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND STORAGE SPACE S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTION CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 00737271.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or

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suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 21-30-308-025-1001

Address of the Real Estate: 7633 S. Phillips, Unit #1, Chicago, Illinois 60649

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

CHASE MANHATTAN MORTGAGE CORPORATION

By [Signature] President
JOE LANNING VICE PRESIDENT
Attest: [Signature] Secretary
JANE GUYETTE, ASST. SECRETARY

This instrument was prepared by Timothy R. Yuenli 175 North Franklin, Suite 201, Chicago, Illinois 60606.

City of Chicago
Dept. of Revenue
299200
01/30/2003 12:38 Batch 02215 19
Real Estate Transfer Stamp
\$307.50



[Faded recording stamp]

37445
RECORDED
STAMP
100-211
10847

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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Robert L. Forgue
2324 W. 35th Pl.
Chgo. IL. 60609

Esrauel Fracheta
7337 S. South Shore #1122
Chgo. IL. 60649

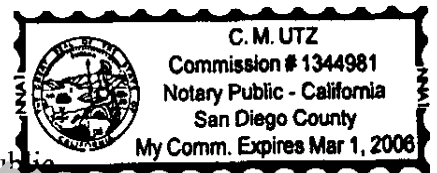
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

I, C.M. UTZ, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Joe Lanning, personally known to me to be the Vice President of CHASE MANHATTAN MORTGAGE CORPORATION, a _____ corporation, and Jane Guette, personally known to me to be the Assistant 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 Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 20th day of December, 2002.

C M Utz

Notary Public



Commission

Expires _____