



Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 07/01/2003 09:06 AM Pg: 1 of 2

**SPECIAL
WARRANTY DEED**
(Corporation to Individual)

BANKERS TRUST COMPANY OF
CALIFORNIA, N.A.

DL
JL 9936173 CTIC 9/1/03

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THIS INDENTURE is made this 20th day of June 2003, by and between Matrix Asset Management Corporation, a corporation created and existing under and by virtue of the laws of the State of Colorado, as attorney-in-fact for Bankers Trust Company of California, N.A., party of the first part, and Tiffany Allison, 4619 S. Prairie, Chicago, Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE AND CONVEY unto said party of the second part, and to her successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

The North 1/2 of Lot 7 in Block 7 in Storke's Resubdivision of Auburn, said Auburn being a subdivision of the West 1/2 of the Southwest 1/4 of Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No. 20-28-316-027-0000 Common Address: 7738 S. Lowe Ave. Chicago, Illinois 60620

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and ordinances which conform to the present usage of the premises; (d) Public and utility easements which serve the premises; (e) Public roads and highways, if any; (f) Party wall rights and agreements, if any; and (g) Limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable. PROPERTY IS SOLD "AS IS".

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

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, her successors and assigns, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered 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 her, it WILL WARRANT AND FOREVER DEFEND.

UNOFFICIAL COPY

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 JAN MARGOWSKI, Vice President, and attested to by JAN MARGOWSKI, its Secretary, this 20th day of June 2003.

MATRIX ASSET MANAGEMENT CORPORATION, attorney-in-fact for Bankers Trust Company of California, N.A., and not personally.

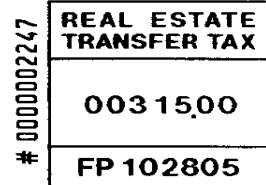
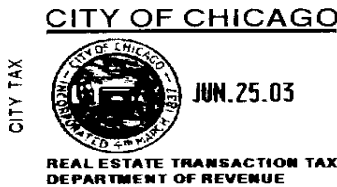
ATTEST

By:

Vice President

Jan Margowski
Secretary

STATE OF COLORADO)
) §§
COUNTY OF DENVER)



The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Jan Margowski, Vice President, of Matrix Asset Management Corporation, and the above-named Jan Margowski, Secretary of Matrix Asset Management Corporation, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the said Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal, did affix the corporate seal to said instrument as his/her free and voluntary act on behalf of said corporation, as aforesaid, for the uses and purposes therein set forth

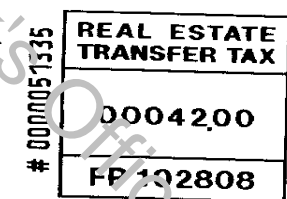
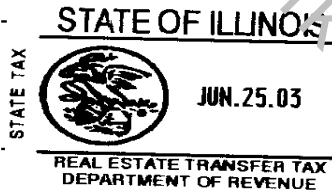
Given under my hand and official seal, this 20th day of June 2003



My Commission Expires 10/04/2006

Angie Nicholson
Notary Public

Prepared by: James A. Larson, Esq.
Larson & Nierling
11 S. LaSalle - Suite 2500
Chicago, Illinois 60603



Mail to: Karen Walker, Esq.
Attorney at Law
77 W. Wacker Dr. - Suite 3200
Chicago, Illinois 60601

Send Tax Bills to: Tiffany Allison
7738 S. Lowe Ave.
Chicago, Illinois 60620

