

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITICORP MORTGAGE, INC., attorney in fact for CITIBANK, F.S.B., f/k/a CITICORP SAVINGS OF ILLINOIS, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL, to JENNIFER PEDRAZA, address: 399 West 55th Street, Unit 19E, New York, New York 10019, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

Unit No. 3916 together with its undivided percentage interest in the common elements in 400 East Randolph Street Condominium as delineated and defined in the Declaration recorded as Document Number 22453315, in the Southeast 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 1994 and subsequent years;
- (b) easements of record; and
- (c) terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded as Document Number 24453315, as amended from time to time.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

- 1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
- 2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said CITICORP MORTGAGE, INC., attorney in fact for CITIBANK, F.S.B., f/k/a CITICORP SAVINGS OF ILLINOIS, has caused its corporate seal to be affixed and these presents to be signed by its Assistant Vice President and Assistant Secretary on its behalf, this 16th day of September, 1994.

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SB  
S 1413579

MW

INTERCOUNTY TITLE

COOK COUNTY RECORDER  
 199909 FROM 5727 10/05/94 09:06:00  
 45433 + DW \*-94-859449  
 SENT-01 RECORDING 125.00

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CITY OF CHICAGO

SEP-1976



468.70

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO

AUG-1976



0.05

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP



0.05

STATE OF ILLINOIS

1976



0.2500

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

Property of COOK COUNTY Clerk's Office

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CITICORP MORTGAGE, INC., attorney in fact for CITIBANK, F.S.B., f/k/a CITICORP SAVINGS OF ILLINOIS

By: *Marla Merenghi*  
Assistant Vice President  
MARLA MERENGLI, ASST. VICE PRES.

ATTEST:  
CITICORP MORTGAGE, INC.

*Barbara A. Trunko*  
Assistant Secretary  
MICHELLE SYBERG, ASST. SECY.  
BARBARA A. TRUNKO, ASST. SECY.

THIS INSTRUMENT WAS PREPARED BY:  
Martin F. Hanzelman  
39 South LaSalle Street  
Chicago, Illinois 60603

STATE OF MISSOURI

COUNTY OF ST. LOUIS

I, SMERYL M. STATLER, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that MARLA MERENGLI, ASST. VICE PRES. personally known to me to be the Assistant Vice President of CITICORP MORTGAGE, INC., attorney in fact for CITIBANK, F.S.B., f/k/a CITICORP SAVINGS OF ILLINOIS, and MICHELLE SYBERG, ASST. SECY. personally known to me to be the Assistant Secretary of said corporation, and BARBARA A. TRUNKO, ASST. SECY. 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 Assistant 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.

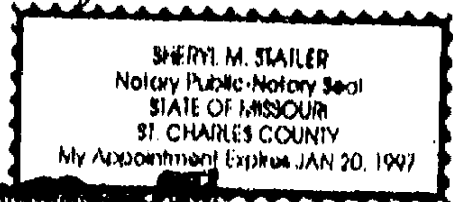
GIVEN under my hand and official seal this 16 day of September, 1994.

*Smeryl M. Statler*  
Notary Public

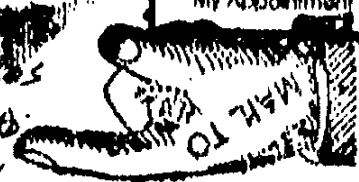
ADDRESS OF PROPERTY:

400 East Randolph, Unit 3916, Chicago, Illinois

PERMANENT INDEX NO. 17-10-400-012-1950



MAIL TO: DRAN G. GALANPOULOS  
340 W. BUTTERFIELD RD.  
ELMHURST, IL 60126



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