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RECORDED

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95568704

DEPT-01 RECORDING 1827.00
T40012 TRAN 6119 08/28/95 13:13:00
48518 JIM *-95-568704
COOK COUNTY RECORDER

1405

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITIBANK, F.S.B., 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 RICHARD ISCRA, address: 3335 West Montrose, Chicago, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

Unit 1258-G in the Evelyn Condominium as delineated on a survey of the following described real estate:

Lot 121 and the South 25 feet of Lot 122 in Sheridan Drive Subdivision, being a Subdivision of the North 3/4 of the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North Range 14, East of the Third Principal Meridian, together with that part of the West 1/2 of the Northwest 1/4 which lies North of the South 800 feet thereof and East of Greenbay Road, in Cook County, Illinois,

which survey is attached to the Declaration of Condominium made by Harris Trust and Savings Bank, as Trustee under a Trust Agreement dated June 23, 1986, and known as Trust Number 43652 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 91364704 together with its undivided percentage interest in the common elements, 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 the 2nd installment of 1994 and subsequent years;
- (b) covenants, conditions, encroachments and restrictions of record; and
- (c) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded July 22, 1991 as Document No. 91364704, as amended from time to

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Property of Cook County Clerk's Office

CHICAGO
 REAL ESTATE TRANSACTION TAX
 941.25
 AUG 28 1995

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 = 41.50
 AUG 28 1995
 PB. 10716

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 AUG 28 1995
 #0.11424
 = 20.75

066756
Cook
CO. NO. 016

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time, and limitations and conditions imposed by the Condominium Property Act.

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 CITIBANK, F.S.B., has caused its corporate seal to be affixed and these presents to be signed by its Vice President and Assistant Secretary on its behalf, this 24th day of August, 1995.

CITIBANK, F.S.B.,

By: [Signature]
Vice President

ATTEST:

[Signature: Victoria M. Prochaska]
Assistant Secretary

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

STATE OF ILLINOIS

COUNTY OF COOK

I, Rosie B Cook, a Notary Public, in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Louise P. Tuck, personally known to me to be the Vice President of CITIBANK, F.S.B., and Victoria M. Prochaska, personally known 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

RECORDED

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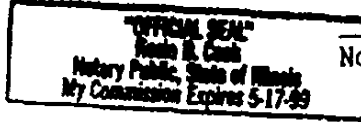
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corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24th day of August, 1995.



Paul R. Cook
Notary Public

ADDRESS OF PROPERTY:

1258 West Wilson Avenue, Unit Garden, Chicago, Illinois

PERMANENT INDEX NO. 14-17-110-027-1010

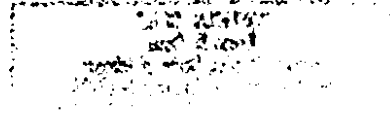
MAIL TO:

JEFFREY BRAND
3949 N. PULASKI
CHICAGO IL 60641

95568704

BOX 333-CTI

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COOK COUNTY CLERK'S OFFICE