

UNOFFICIAL COPY

0 5 2 6 5 5
0 7 1 6 6 5

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 12 '96
No. 11425

96698609

DEPT-01 RECORDING \$23.50
T#0011 TRAN 3204 09/12/96 12:17:00
#7453 # ER #-96-698609
COOK COUNTY RECORDER

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 12 '96
DPT. OF REVENUE
No. 11252

2313

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITICORP MORTGAGE, INC., attorney in fact for CITIBANK, F.S.B., 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 DUSAN SIPKA, address: 438 East Garfield, Calumet City, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

Lot 44 in Freitag's Second Subdivision being a Subdivision of part of the Southeast 1/4 of the Northwest Fractional 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 36 North, Range 15, 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 1996 and subsequent years; and
- (b) building set back lines, easements, covenants and/or restrictions, if any, of record.

23⁵⁰ PD

96698609

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.

Stc 5957

UNOFFICIAL COPY

Property of Cook County Clerk's Office

60186096

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said CITICORP MORTGAGE, INC., attorney in fact for CITIBANK, F.S.B., 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 28 day of August, 1996.

REAL ESTATE TRANSFER TAX

Pat Willis, Notary Public
Calumet City - City of Homes \$ 152.00
8.28.96

CITICORP MORTGAGE, INC., attorney in fact for CITIBANK, F.S.B.

By: *Scott A. French*
Assistant Vice President

ATTEST:

Rhonda L. Frailey
Assistant Secretary
RHONDA L. FRAILEY, ASST. SECY.
STATE OF MISSOURI

SCOTT A. FRENCH VICE PRES.
THIS INSTRUMENT WAS PREPARED BY:
Martin F. Hauselman
39 South LaSalle Street
Chicago, Illinois 60603

COUNTY OF ST. LOUIS

PAT WILLIS

I, Pat Willis, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that SCOTT A. FRENCH VICE PRES. personally known to me to be the Assistant Vice President of CITICORP MORTGAGE, INC., attorney in fact for CITIBANK, F.S.B., and RHONDA L. FRAILEY, ASST. SECY. 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 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 28 day of August, 1996.

ADDRESS OF PROPERTY:
438 East Garfield, Calumet City, Illinois

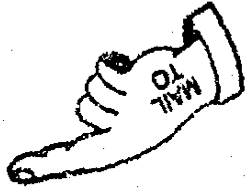
PERMANENT INDEX NO. 30-08-115-022

Pat Willis
Notary Public

PAT WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
Jefferson County
My Commission Expires: June 27, 1997

56636039

Dusan Sipka
618 Exchange Ave
Calumet City IL
60409



REAL ESTATE TRANSFER TAX

Pat Willis, Notary Public
Calumet City - City of Homes \$ 152
8.30.96

UNOFFICIAL COPY

Property of Cook County Clerk's Office

60786699