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SPECIAL WARRANTY DEED

00302073

THIS INDENTURE, made this 3 day of March, 1997, between **American Housing Trust VII c/o Security Pacific National Bank** as Trustee, a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of California, party of the first part, and **DANIEL A. GOLDMAN**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS 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 its heirs and assigns, FOREVER, all the following described real estate, situated in Cook County, State of Illinois known and described as follows, to wit:

97289562

DEPT-01 RECORDING \$27.50
 T#0010 TRAN 7669 04/25/97 15:23:00
 #4332 + CJ *-97-289562
 COOK COUNTY RECORDER

ITCOR TITLE INSURANCE

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, its 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, its heirs and assigns, that it has not done or 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, WILL WARRANT AND DEFEND, subject to: covenants, conditions and restrictions of record, and General Taxes for the year 1996 subsequent years.

Permanent Index Number: 20-30-213-032
Property Address: 7220 South Paulina, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its KATHY VEITH, and attested by its JUDY PEI
 Vice President Assistant Secretary

Bank of America, NT&SA, successor by merger to
 Security Pacific National Bank, as Trustee
 for American Housing Trust VII

By: Kathy Veith Judy Pei
 KATHY VEITH JUDY PEI
 Vice President Assistant Secretary

Attest: _____
 Notary Public

97289562

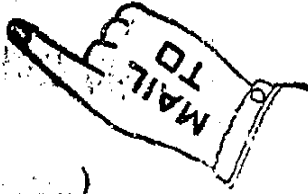
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Mail to:

David Goldman
Attorney at Law
746 North LaSalle Street
Chicago, Illinois 60610

Tax Bills to:

Daniel A. Goldman
7720 South Paulina 746 N. LaSalle St.
Chicago, Illinois 60636 Chicago, IL 60610



STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that _____ personally known to me to be the _____
_____ and to be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day in person and severally acknowledged that as such _____
_____ has signed and delivered the said instrument, pursuant to authority, given by the
Power of Attorney, as the free and voluntary act, and as the free and voluntary act and deed of
said Association for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 1997.

9728950

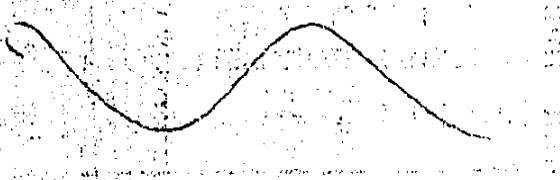


Notary Public

Commission expires _____

Legal Description:

LOT 297 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4
OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



★ 5 CITY OF CHICAGO ★
★ 4 REAL ESTATE TRANSACTION TAX ★
★ 3 DEPT. OF ★
★ 2 REVENUE 02/24/97 ★
★ 1 73.1152 ★

127.00

Cook County
REAL ESTATE TRANSACTION TAX
11/20/97
308.50

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Exhibit A

LOT 297 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4
OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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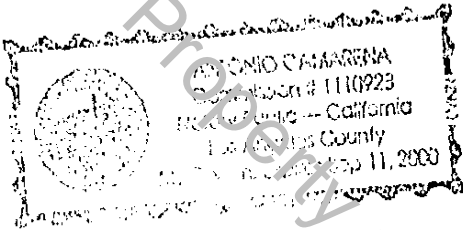
State of California

County of Los Angeles

On March 3, 1997 before me, The Undersigned
Date Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Karby Velth and Judy Pei
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

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