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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

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DEPT-01 RECORDING \$25.00
T#0007 TRAN 3755 09/03/98 11:45:00
#0780 # RC #-98-789861
COOK COUNTY RECORDER

THE GRANTOR Financial Properties, Inc., f/k/a/ F.I.D.C., Inc. a corporation created and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Frank L. Przekwas and Clementine A. Przekwas, his wife, as joint tenants (GRANTEE'S ADDRESS) 12035 Lakeview Trail, Lockport, Illinois 60441

of the county of , the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for 1997 and subsequent years.

Permanent Real Estate Index Number(s): 27-34-106-020-0000
Address(es) of Real Estate: 9314 Kimmel Court, Tinley Park, Illinois 60477

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Senior Vice President, and attested by its Asst. Vice President this 31st day of August, 1998.

Financial Properties, Inc., f/k/a/ F.I.D.C., Inc.

By Donald F. Stelter
Donald F. Stelter
Senior Vice President

Attest Kimberly M. Kash
Kimberly M. Kash
Asst. Vice President

BOX 333-CTI

ADY. 1.0 R8/95 F.1010

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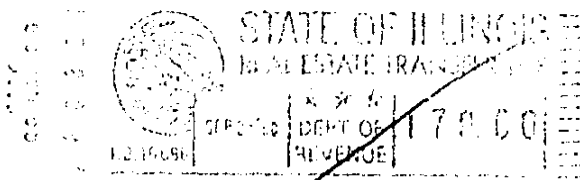
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Donald F. Stelter personally known to me to be the Senior Vice President of the Financial Properties, Inc., f/k/a/ F.I.D.C., Inc. and Kimberly M. Kash personally known to me to be the Asst. Vice President of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Senior Vice President and Asst. Vice President 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 31st day of August 19 98

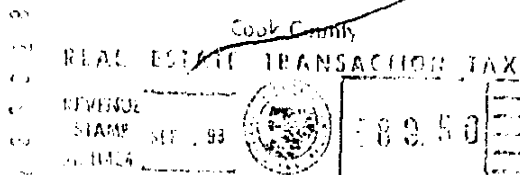


Laurie A. Henchel (Notary Public)

Prepared By: Financial Properties, Inc.
16406 South Lathrop Avenue
Harvey, Illinois 60426-

Mail To:
Anthony M. Vaccarello
9959 S. Roberts Road
Palos Hills, Illinois 60465

Name & Address of Taxpayer:
Frank L. Przekwas
9314 Kimmel Court
Tinley Park, Illinois 60477



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EXHIBIT "A"

Legal Description

Parcel 1: The East 34.00 feet of the West 112.97 feet of Lot 3 in Timbers Edge Unit IIF, being a resubdivision of Outlot 1 in Timbers Edge Unit IIC, being a subdivision of the North 1/2 of Section 34, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for Ingress and Egress for the benefit of Parcel 1 as created by Declaration recorded July 29, 1997 as Document 97546549 over Lot 7 (Common Area).

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