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2000-08-18 12:27:25
Cook County Recorder 25.50



00637068

WARRANTY DEED

THIS INDENTURE, made July 20, 1997

BETWEEN D.S. ASSOCIATES, A Sole Proprietorship, with principal offices at 356 W. Buena, Chicago, Illinois 60673, party of the first part,

and

BEATRICE SULLIVAN a/k/a BEATRICE RICHARD SULLIVAN and a/k/a BEATRICE SULLIVAN RICHARD, a single woman, party of the second part,

whose address is: 4832 S. Elizabeth, Chicago, Illinois 60609

WITNESSETH, That the said party of the first part, for and in consideration of TWENTY THOUSAND 00/100 DOLLARS (\$20,000.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, her heirs and assigns, FOREVER, all that certain piece or parcel of land situate and being in the County of Cook, State of Illinois, and described as follows, to-wit:

LOT 35 IN BLOCK 2 IN FOREMAN'S STOCKYARDS ADDITION TO THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4832 S. ELIZABETH - CHICAGO, 60609

Tax ID NO: 20-08-114-039

This deed is executed and delivered pursuant to, and in satisfaction of, an unrecorded Land Contract between the parties hereto dated January 25, 1993. Excepted from the warranties herein are any and all liens, encumbrances or other defects in title to the above described premises arising since the date of said Contract and owing or due to the omissions, negligence or wrongful acts of the Grantee hereto.

Together with all and singular hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and To Hold the said premises as herein described with the appurtenances unto

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assessments now due and owing, if any. Grantor conveys unto Grantee any oil, gas, and mineral rights it may have in connection with the above-described property, but Grantor excepts from the covenants of warranty all oil, gas, and mineral rights of every kind and nature and all rights pertinent thereto, if any, and that it will, and its successors shall forever Warrant and Defend the interest herein given against all lawful claims whatsoever.

IN WITNESS WHEREOF, The said Sole Proprietorship has caused these presents to be signed in its name by its owner and sealed with its corporate seal, the day and year first above written.

Signed in Presence of:

D.S. ASSOCIATES:

[Signature]

By:

[Signature]
DEWEY D. SUSTER

Its: PREISDENT

Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Act.

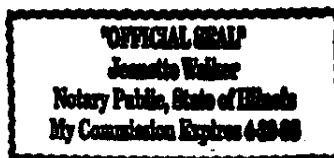
STATE OF ILLINOIS)) ss.
COUNTY OF))

Buyer, Seller or Representative
Date 7/21/97

The foregoing instrument was acknowledged before me this 20 day of July, 1997 by DEWEY S. SUSTER, the PRESIDENT, of D.S. Associates, A Sole Proprietorship, for and on behalf of said Company.

[Signature]
Notary Public
County, Illinois
My commission expires: 4-29-98

Prepared by:
MICHAEL M. McDONOUGH, P27584 /sm
Attorney at Law
514 Adams Street
Bay City, Michigan 48708



Return to:
BEATRICE SULLIVAN
4832 S. Elizabeth
Chicago, Illinois 60609



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Property of Cook County Clerk's Office

OFFICIAL SEAL
JAMES J. COUGHLIN
CLERK OF THE COUNTY OF COOK
60604-1000

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STATEMENT BY GRANTOR AND GRANTEE

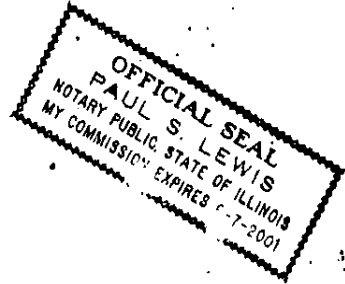
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1-13, 1998

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 13th day of Jan, 1998

[Signature]
Notary Public



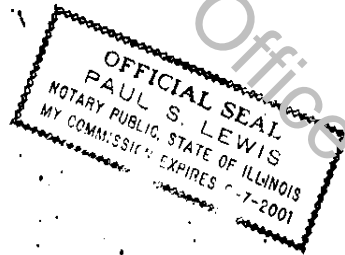
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1-13, 1998

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 13th day of Jan, 1998

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offence and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Transfer Tax Act.)