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1997/0081 11 001 Page 1 of 3

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Cook County Recorder 47.50

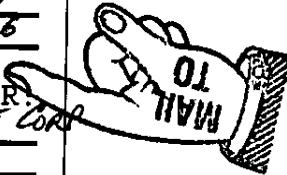
SPECIAL WARRANTY DEED

MAIL TO: PENGUIN DEV. CORP
1539 W. HOWARD ST
CHICAGO IL 60626



00005224

NAME & ADDRESS OF TAXPAYER:
PENGUIN DEVELOPMENT CORP
1539 W. HOWARD ST
CHICAGO IL 60626



RECORDER'S STAMP

THE GRANTOR: THE BANK OF NEW YORK, AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF MAY 31, 1997, SERIES #1997-B, created and existing under and by virtue of the laws of the State of Illinois for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to PENGUIN DEVELOPMENT CORPORATION
1539 West Howard Street, Chicago, IL

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 8 IN MCCORMICK PARK SUBDIVISION OF LOTS 3 AND 4 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF SANITARY DISTRICT CANAL) IN COOK COUNTY, ILLINOIS.

Subject to: covenants and restrictions (including building lines) of record, if any; located private and public utility easements, if any; party wall and party driveway easements and agreements, if any; general real estate taxes which are not currently payable; special assessments for improvements not yet completed; all easements, rights-of way and prescriptive rights whether of record or not, pertaining to any portion of the herein described property; all valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located; all restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the property, but only to the extent that same are still in effect; all presently recorded instruments (other than liens and conveyances by, through or under the grantor that affect the property and any portion thereof; ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the property, ownership, or both, the payment of which grantee assumes; any conditions that would be revealed by a physical inspection and survey of the property.

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE STAMP

DEC. 30. 99

000015502

REAL ESTATE TRANSFER TAX	00052.25
	FP326670

STATE OF ILLINOIS

STATE TAX

DEC. 30. 99

000000000

REAL ESTATE TRANSFER TAX	00104.50
	FP326669

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

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THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

Permanent Index Number(s) 10-13-106-009
Property Address: 2223 Foster, Evanston, IL 60202

In Witness Whereof, said Grantor has caused its name to be signed to by THE BANK OF NEW YORK, these presents by its Attorney In Fact, this 15th day of November, 1999.

THE BANK OF NEW YORK, AS TRUSTEE

By: Richard G. Williams
Attorney In Fact **RICHARD G. WILLIAMS**

STATE OF Oklahoma ss
County of Tulsa

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RICHARD G. WILLIAMS personally known to me to be the Attorney In Fact of the Bank of New York, as Trustee, personally known to me to be the Attorney In Fact of said Bank, and personally known to me 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 Attorney in Fact, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Bank, as his free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of November, 1999.

CITY OF EVANSTON 007058
Real Estate Transfer Tax
City Clerk's Office

1, 1999
Darlene B. Davis
NOTARY PUBLIC

PAID DEC 21 1999

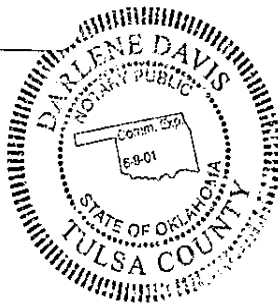
Amount \$ 525.00

(Required)

ILLINOIS TRANSFER STAMP

Agent CMD

NAME & ADDRESS OF PREPARER:
KROPIK, PAPUGA & SHAW
120 South LaSalle
Chicago, Illinois 60603



Foster