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No. 803
November 1994

027/0197 10 001 Page 1 of 3
2001-10-12 14:36:50
Cook County Recorder 25.50

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GEORGE E. COLE
LEGAL FORMS

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 19th day of SEPTEMBER,
~~XX~~ 2001, between 1833 Monroe Dev., 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, party of the first part, and MARK FEYMAN and LUBA NISNEVICH, as Joint Tenants
2426 Spy Glass Hill Ct., Riverwoods, IL 60015

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) -- Dollars and other and good and valuable consideration 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 LEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF.

Above Space for Recorder's Use Only

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, their 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, their 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, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 04-26-202-029-0000
Address(es) of real estate: 1833B Monroe, Glenview, IL 60025

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its V.P./ Secretary, the day and year first above written.

AGTF, INC.

1833 Monroe Dev., Inc.
(Name of Corporation)
By Mark Feyman PRESIDENT
President
Attest: M Ake Mushinsky
V.P./Secretary

This instrument was prepared by Gary S. Benson, Attorney/2615 N. Sheffield Avenue, Chicago, IL 606
(Name and Address)

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MAIL TO: Gary S. Benson, Attorney
 (Name)
2615 N. Sheffield Avenue
 (Address)
Chicago, IL 60614
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
MARK FEYMAN
 (Name)
1833 B MONROE
 (Address)
GLENNVIEW IL 60025
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.



I, GARY S BENSON a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Feyman
 personally known to me to be the _____ President of 1833 Monroe Dev., Inc.
 a n Illinois corporation, and Mark Husniwsky, personally known to me to be the
Vice Pres & 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
 each _____ President and Vice President / 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 19th day of SEPTEMBER ~~XXX~~ 2001
Gary S Benson
 Notary Public

Commission expires _____
 OFFICIAL SEAL
 GARY S. BENSON
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 1-25-2002

STATE OF ILLINOIS
 STATE TAX

 OCT.-7.01
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000024796
 REAL ESTATE TRANSFER TAX
 00400.00
 FP326652

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 OCT.-7.01
 VENUE STAMP

0000024693
 REAL ESTATE TRANSFER TAX
 00200.00
 FP326665

SPECIAL WARRANTY DEED
 Corporation to Individual

TO _____

ADDRESS OF PROPERTY: _____

MAIL TO: _____

GEORGE E. COLE®
 LEGAL FORMS

UNOFFICIAL COPY

Legal Description for:
1833B Monroe
Glenview, IL 60025

That part of Lot 1 lying North of a line described as beginning at a point on the East line of said Lot, 36.0 Feet North 00 Degrees 15 Feet 10 Inches East of the southeast corner thereof; thence North 90 degrees 00 Feet 00 Inches West 125.33 Feet; thence South 00 Degrees 00 Feet 00 Inches East 11.37 Feet to the South face of a garage wall; thence North 90 Degrees 00 Feet 00 Inches West along said south face and its Westerly extension for a distance of 54.72 Feet to the West line of said Lot and the terminus of said line being described, all in M. Feyman's Subdivision of the South 72 Feet of the South 144 Feet of Lot 19 and the South 72 Feet of the South 144 Feet of Lot 20 in Glenview Acres, being a Subdivision of part of the Southwest Quarter of the Northeast Quarter, West of Waukegan road, and a part of the East 60 Rods of the southeast Quarter of the Northwest Quarter of Section 26, Township 42 North, Range 12, East of the Third Principal Meridian, (except from said part of Lot 1, taken as a tract, that part lying below a horizontal plane of 642.82 and lying within the boundaries projected vertically of that part of said tract described as follows: commencing at the Southeast corner of said Lot 1; thence North 00 Degrees 15 Feet 10 Inches East along the East line thereof 36.0 feet; thence North 90 Degrees 00 Feet 00 Inches West 104.47 Feet to the point of beginning; thence continue North 90 Degrees 00 Feet 00 Inches West 20.86 Feet; thence North 00 Degrees 00 Feet 00 Inches East 6.38 Feet; thence North 90 Degrees 00 Feet 00 Inches East 20.86 Feet; thence South 00 Degrees 00 Feet 00 Inches East 6.38 Feet to the point of beginning) all in Cook County, Illinois.

Subject to: Special taxes or assessments if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; existing leases and tenancies; and general real estate taxes for the year 2000.

PERMANENT INDEX NUMBER: 04-26-202-029-0000
(Also affects another parcel)

10950776