

UNOFFICIAL COPY

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2001-11-15 09:15:59
Cook County Recorder 25.50

SPECIAL WARRANTY DEED

167343

MAIL TO:

DALTON + DALTON P.C.
6430 N. 74th St.
Berwyn IL 60457



NAME & ADDRESS OF TAXPAYER:

MURPHY
7058 W. 64th Place
Chicago IL 60638

RECORDER'S STAMP

THE GRANTOR: THE BANK OF NEW YORK AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 1998 SERIES 1998-A, created and existing under and by virtue of the laws of the State of New York for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to CHARLES MURPHY
7058 W. 64TH PLACE, CHICAGO IL 60638

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

THE SOUTH 75.2 FEET OF NORTH 490.6 FEET OF LOT 32 IN F.H. BARLETT'S 79TH STREET ACRES BEING A SUBDIVISION OF NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances; zoning laws and ordinances but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; 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.

STEWART TITLE OF ILLINOIS
2 NORTH LaSALLE STREET, SUITE 1920
CHICAGO, IL 60602

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10074854
Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. - 1.01

87203248
00003248

REAL ESTATE TRANSFER TAX
00047.50
FP 102810

SEAL OF COOK COUNTY
COUNTY TAX
REVENUE STAMP

STATE OF ILLINOIS
OCT. - 4.01

92LE00000 *
00003726

REAL ESTATE TRANSFER TAX
0009500
FP 102807

STATE TAX
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) 19-31-211-018
Property Address: 8236 S. NASHVILLE, BURBANK IL. 60459

In Witness Whereof, said Grantor has caused its name to be signed to by THE BANK OF NEW YORK AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 1998, SERIES 1998-A, these presents by its DESIGNATED SIGNERS FOR BNY attested by its _____, this 19th day of September, 2001.

THE BANK OF NEW YORK AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 1998, SERIES 1998-A

Attest: _____ By: [Signature]
Secretary President

Randall Brown DESIGNATED SIGNERS FOR BNY

STATE OF _____) ss
County of _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randall Brown The Bank Of New York, personally known to me to be the DESIGNATED SIGNERS FOR BNY As Trustee, and _____

personally known to me to be the DESIGNATED SIGNERS FOR BNY 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 as such DESIGNATED SIGNERS FOR BNY and _____, they signed and delivered the said instrument, 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, 2001.

Commission expires 6-9-05, 2001.

[Signature]
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

ILLINOIS TRANSFER STAMP

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



City of Burbank

\$475.00 Four Hundred & Seventy-Five Dollars
9/21/01 [Signature]
Real Estate Transaction Stamp

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