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2002-01-24 13:35:29

Cook County Recorder

31.50

SPECIAL WARRANTY DEED

01-08269 242

BLACKBURNE & BROWN MORTGAGE FUND I, a California limited partnership, as to an undivided 67.927% interest, LEE WILSON, as to an undivided 16.028% interest, HARRISON BENJAMIN SCAMMON, JR. REVOCABLE LIVING TRUST u/d/t April 6, 1988, as to an undivided 6.410% interest, RICHARD BARBATA, as to an undivided 9.635% (collectively, the "Grantors"), for and in consideration of TEN AND NO/100ths DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do hereby REMISE, RELEASE, ALIEN AND CONVEY unto KRZYSZTOF ZIOMEK ("Grantee") a _____ person, who resides at 8255 O'Connor Drive, River Grove, Illinois 60171, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 1 IN BLOCK 18 OF MALLETT AND BROWNELL'S SUBDIVISION OF BLOCKS 16 TO 21 INCLUSIVE IN AUBURN PARK IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 Grantors, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantors, for themselves, and their heirs, successors and assigns, do covenant, promise and agree, to and with the Grantee, his heirs and assigns, that they have 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: General real estate taxes for calendar year 2001 and subsequent years; recorded public and utility easements, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessments; unrecorded leases and the rights of tenants thereunder; the rights of all persons claim by, through or under Grantee and any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; the Proceeding pending in the Circuit Court of Cook County, Illinois, Case Number 00-M1-403881 on a complaint filed August 4, 2000 against Curtis P. Anderson, et al. by the City of Chicago for building violations.

Permanent Real Estate Index Number(s): 20-28-122-002

Address(es) of Real Estate: 543-549 West 74th Street, Chicago, Illinois

This instrument may be executed in two or more counterparts, each of which shall constitute an original but both or all of which, when taken together, shall constitute but one instrument, and shall become effective when copies hereof which, when taken together, bear the signatures of each of the parties hereto shall be delivered to the Grantee.

[Balance of page left blank intentionally; signature pages follow]

Lawyers Title Insurance Corporation



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Lee Wilson

LEE WILSON, as to an undivided 16.028% interest

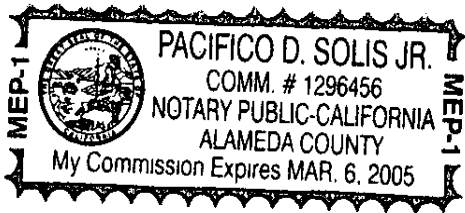
STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEE WILSON, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 13th day of December, 2001.

[Signature]

Notary Public



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

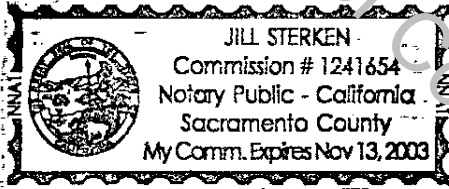
County of Sacramento } ss.

On December 13, 2001 before me, Jill Sterken, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Harrison Benjamin Scammon Jr.
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Jill Sterken
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: December 13, 2001 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

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HARRISON BENJAMIN SCAMMON, JR. REVOCABLE LIVING TRUST u/d/t April 6, 1988, as to an undivided 6.410% interest

By: Harrison Benjamin Scammon, Jr.
Harrison Benjamin Scammon, Jr., Trustee *TRUSTEE*
12/13/01

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HARRISON BENJAMIN SCAMMON, JR., personally known to me to be the Trustee of the HARRISON BENJAMIN SCAMMON, JR. REVOCABLE LIVING TRUST u/d/t April 6, 1988, 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 acknowledged that as such Trustee, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said trust, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this _____ day of December, 2001.

See attached

Notary Public

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