

UNOFFICIAL COPY

00392400

3/81/00 21 001 Page 1 of 3
2000-05-31 13:01:25
Cook County Recorder 25.50

STEWART TITLE OF ILLINOIS
2 N. LA SALLE ST., SUITE 1920
CHICAGO, ILLINOIS 60602

SPECIAL WARRANTY DEED

MAIL TO: Paul Plotnick
9933 Lawler 212
Skokie IL 60077



NAME & ADDRESS OF TAXPAYER:
David Jenkins
85 Tefft Ave.
Elgin, IL 60120



00392400

~~00392399~~

RECORDER'S STAMP

108898

THE GRANTOR: THE BANK OF NEW YORK, created and existing under and by virtue of the laws of the State of New Jersey for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to DAVID JENKINS and CAROL GUTHRIE,
85 Teft Avenue, Elgin, IL

HUSBAND AND WIFE, NOT AS
~~JOINT TENANTS OR TENANTS IN~~
COMMON, BUT AS TENANTS BY THE
ENTIRETY

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

LOTS 1 AND 2 IN BLOCK 4 IN OAKWOOD PARK SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALSO THAT PART OF VACATED FOREST AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE EASTERLY ALONG THE NORTH LINE OF LOT 1 AFORESAID A DISTANCE OF 132.0 FEET TO THE EAST LINE OF SAID OAKWOOD PARK SUBDIVISION THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF 25.0 FEET THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT A DISTANCE OF 132 FEET THENCE SOUTHERLY 25.00 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS.


06-18-107-001 + 06-18-107-002

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

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Property of Cook County

REVENUE STAMP



COOK COUNTY
REAL ESTATE TRANSFER TAX

HW 1200
MAY 2 2010

REAL ESTATE TRANSFER TAX	0006000
FP#	326670
#	00002567

19952000

STATE TAX



STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX

HW 1200
MAY 2 2010

REAL ESTATE TRANSFER TAX	0012000
FP#	25669
#	00001221

19231000

Cook County Clerk's Office

inspection and survey of the property.

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) 06-18-107-001 & 06-18-107-002
Property Address: 35 Teft Avenue, Elgin, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to by THE BANK OF NEW YORK, these presents by DESIGNATED SIGNERS FOR BNY, this 16th day of May, 2000

THE BANK OF NEW YORK

By: RNB
Attorney In Fact

STATE OF Oklahoma
County of Tulsa) ss

Randall Brown DESIGNATED SIGNERS FOR BNY

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randall Brown 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 16th day of May, 2000
Commission expires 6-9-07, 20 .

Darlene B. Davis
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

DARLENE DAVIS
NOTARY PUBLIC - STATE OF OKLAHOMA
TULSA COUNTY
My Commission Expires June 9, 2001

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

OFFICE OF ELGIN
REAL ESTATE
TRANSFER STAMP
19698

TEFT