

# UNOFFICIAL COPY

FIRST AMERICAN

FIG #



Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



0319826092

Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/17/2003 09:17 AM Pg: 1 of 2

First American Title

Order # 410841

*KD 1/1*

THIS INDENTURE, made this 23<sup>rd</sup> day of June, 2003, between MANUFACTURERS & TRADERS TRUST COMPANY, ONE M & T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1998-1, AGREEMENT DATED 3-01-98, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and WALDEMAR CZERPAK\* and STANISLAW BORUCH\* of 5518 West Potomac, Chicago, Illinois, party of the second part.

*tenants in common but as joint tenants with rights of survivorship.  
\* both married men*

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand 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 **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 14 (EXCEPT THE WEST 30 FEET THEREOF) AND THE WEST 10 FEET OF LOT 15 IN BLOCK 3 IN CHANNING COLEMAN'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE WEST 26.82 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-04-123-020

Address of Real Estate: 5518 WEST POTOMAC, CHICAGO, Illinois 60651

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 FOREVER DEFEND.**

2

CITY OF CHICAGO

CITY TAX



JUL - 7.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000001080

REAL ESTATE  
TRANSFER TAX

0071250

FP 102812

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.

MANUFACTURERS & TRADERS TRUST COMPANY,  
ONE M & T PLAZA, BUFFALO, NY 14203-2399,  
TRUSTEE FOR SECURITIZATION SERIES  
1998-1, AGREEMENT DATED 3-01-98  
BY: FAIRBANKS CAPITAL CORP.  
AS ATTORNEY-IN-FACT

By: FRANK VISOCKY  
VICE PRESIDENT

STATE OF PENNSYLVANIA )  
COUNTY OF MONTGOMERY )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK VISOCKY personally known to me to be the VP of FAIRBANKS CAPITAL CORP., AS ATTORNEY-IN-FACT FOR MANUFACTURERS & TRADERS TRUST COMPANY, ONE M & T PLAZA, BUFFALO, NY 14203-2399, a corporation, and personally known to me to the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VP he/she signed and delivered the 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 his/her 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 notarial seal this 23 day of June, 2003.

NOTARIAL SEAL  
Fung C. Law, Notary Public  
Hatboro Boro., Montgomery County  
My commission expires May 10, 2007

Fung C. Law  
Notary Public

Prepared By: Michael Fisher  
120 N LaSalle Ste 2520  
Chicago, Illinois 60602

Mail To: John A. Kuntz  
~~75K PROPERTIES~~ 2825 N. Arlington Hts Rd.  
~~5518 WEST POTOMAC~~ Arlington Hts IL 60004-2152  
~~CHICAGO, IL 60651~~

Name & Address of Taxpayer:  
Waldemar Corp  
5518 WEST POTOMAC  
CHICAGO, IL 60651

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUN-8'03  
P.B. 10842  
95.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
STAMP JUN-03  
P.B. 10847  
47.50

Property of Cook County Clerk's Office