

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

**FIRST AMERICAN**

File # 64843

*WV 1 of 1*



Doc#: 0401320203  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 01/13/2004 11:37 AM Pg: 1 of 2

THIS INDENTURE, made this 15 day of December, 2003, between MANUFACTURERS AND TRADERS TRUST COMPANY, ONE M & T PLAZA, BUFFALO, NY 14203-2399, TRUSTEE FOR SECURITIZATION SERIES 1998-3, AGREEMENT DATED 1-98, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and 11w2 of 1414 WEST 109TH PLACE, CHICAGO, Illinois 60643, party of the second part.

**CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED 3/7/2001 AND KNOWN AS TRUST NUMBER 1109560**

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 80 IN E.A. CUMMINGS AND COMPANY'S ADDITION TO MORGAN PARK, BEING A RESUBDIVISION OF ALL BLOCKS 1 TO 8, BOTH INCLUSIVE, IN WEAGE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-17-318-025

Address of Real Estate: 1414 WEST 109TH PLACE, CHICAGO, IL 60643

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, or 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**.

CITY OF CHICAGO

CITY TAX



JAN - 7.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000004455

REAL ESTATE TRANSFER TAX
0057000
FP 102812

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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 Document Control Officer the day and year first above written.

MANUFACTURERS AND TRADERS TRUST COMPANY,  
ONE M & T PLAZA, BUFFALO NY 14203-2399,  
AS TRUSTEE FOR SECURITIZATION SERIES 1998-3  
AGREEMENT DATED 9-1-98  
BY: FAIRBANKS CAPITAL CORP.  
AS ATTORNEY-IN-FACT

By: Celeste Freeman Robinson  
CELESTE FREEMAN-ROBINSON  
DOCUMENT CONTROL OFFICER

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 Celeste Freeman Robinson personally known to me to be the Doc Control Officer of FAIRBANKS CAPITAL CORP., AS ATTORNEY-IN-FACT FOR MANUFACTURERS AND TRADERS TRUST COMPANY, ONE M & T PLAZA, BUFFALO NY 14203-2399, AS TRUSTEE FOR SECURITIZATION SERIES 1998-3, AGREEMENT DATED 9-1-98, 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 Officer 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 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 notarial seal this 15 day of December, 2003.

Notarial Seal  
John A. LaRue III, Notary Public  
Hatboro Boro, Montgomery County  
My Commission Expires Mar. 26, 2006

John A. LaRue III  
Notary Public

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

Mail To: AVRUM ZEIFER, LTD  
ZWEIG INC.  
1414 WEST 109TH PLACE 3016 W. SHAWAN  
CHICAGO, IL 60643 CHICAGO, IL 60645  
Name & Address of Taxpayer:  
ZWEIG INC.  
1414 WEST 109TH PLACE  
CHICAGO, IL 60643  
1420 N. MILWAUKEE  
CHICAGO, IL 60622

