

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corporation to Individuals)

EMC MORTGAGE CORPORATION



Doc#: 0406533183
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/05/2004 01:18 PM Pg: 1 of 2

THIS INSTRUMENT is made this 16 day of January 2004, by and between EMC Mortgage Corporation, a corporation created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Guilbert Golz and Palma Golz, 459 Commonwealth, Elmhurst, Illinois, husband and wife, not as Tenants in Common nor as Joint Tenants, but as TENANTS BY THE ENTIRETY, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE and CONVEY unto said party of the second part, and to their successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Parcel 1: Unit D-3, in Landers House Condominium, as delineated on a survey of the following described real estate: All of Lot 10 and the North 1/2 of Lot 11, together with all of the vacated alley lying West of and adjoining Lot 10 and the North 1/2 of Lot 11, all in Block 8 in the subdivision of Blocks 1, 8, 9, 10, 11, 14, 15 and 16 in Bogues Addition to Oak Park, being a subdivision in the South East 1/4 of Section 1, Township 39 North, Range 12 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25646856, as amended from time to time together with its undivided percentage interest in the common elements, in Cook County, Illinois

Parcel 2: The exclusive right to the use of parking spaces 15 and 16, limited common elements, as delineated on the survey attached to the Declaration of Condominium as aforesaid recorded as Document 25646856, in Cook County, Illinois.

Tax No.: 15-01-406-032-1016

Common Address: 1020 N. Harlem - Unit D-3
River Forest, Illinois 60305

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Covenants, conditions and restrictions of record; (c) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; (d) Limitations and conditions imposed by the Declaration of Condominium and the Illinois Condominium Property Act. PROPERTY SOLD "AS IS" and "WHERE IS"

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, their successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, their successors and assigns, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered 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 them, it WILL WARRANT AND FOREVER DEFEND.

JL 9937246 / all new LND no other CT

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