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Cook County Recorder

25.50

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 4th day of November, 1998, between SKM, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and O.P. REAL ESTATE, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with its principal place of business located at 100 N. LaSello, Suite 1111, Chicago, Illinois, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABIA CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Lot 13 in Block 1 in G.W. Cass Subdivision of the North ½ of the North ½ of the West ½ of Lot 39 in School Trustee's Subdivision of Section 16, Fownship 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PERMANENT INDEX NUMBER: 20-16-113-011-0000 COMMON STREET ADDRESS: 5723 S. Emerald, Chicago, Clinois

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and reads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

presents by its Presid	ent, and attested by its secreta	ny, me day and year m	st above written.
000	Or Or	BY: Brian Urbanowski, Propriet ATTEST: Brian Urbanowski, S	
State of Illinois County of Cook) ss)		
of SKM, Inc., an Illin name is subscribed acknowledged that as pursuant to authority, act, and as the free an set forth. Given under my hand Commission Expires	ned Notary Public in and for san URBANOWSKI, personally nois Corporation, and personal to the foregoing instrument, as such President and Secretary given by the Board of Directed devoluntary act and deed of said and official seal, this 4th day or	y known to me to be the lly known to me to be appeared hefore me to y, he signed and delivers of said corporation, and corporation, for the use of November, 1998.	President and Secretary the same person whose this day in person, and ered the said instrument as his free and voluntary ses and purposes therein "OFFICIAL SEAL JONATHAN L. SMITH TOTARY PUBLIC, STATE OF ILLIN MY COMMISSION EXPIRES 6/11/2
	NATHAN L. SWITH N. LASAILE, A (11) My IC Goldon	Send subsequent tax	oills to:

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a Land trust is either a natural person, an Illinois corporation or foreign exproration authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

acure Aux Smith	Dated 11-4 , 19 <u>78</u> :
Grantor or Agent	Subscribed and swort to before
19 98 . 5 " OFFICIAL SEAL" }	said Agent 4tt day of Noverbre
NOTARY PUBLIC, STATE OF ILLINOIS NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 7/15/2000	Notary Public Sundy
TIMOTHY T. BALIN NOTARY PUBLIC, STATE OF ILLINOIS NOTARY AUSSION EXPIRES 7/15/2000	said Agent 4th day of Noverby

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of pennificial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 114 , 1998 Signature	Duth Lout
Subscribed and sworn to before me by the said	- Shirmman
Notary Public - Knowly 18	TIMOTHY T. BALIN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7/15/2000

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]