



08042990

SPECIAL WARRANTY DEED

98-1436

Fairbanks Capital Corp., a Utah corporation ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Kieran Maloney and Maeve Maloney**, husband and wife ("Grantees"), as tenants by the entireties, the following described real estate in Cook County, Illinois:

LOTS 38 AND 39 IN BLOCK 15 IN CHICAGO RIDGE, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-17-123-004

Common Address: 1665 West Washington, Chicago Ridge, Illinois 60415

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SUBJECT TO: (a) general real estate taxes for 1998 and subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highway, if any; (f) party wall rights and agreements; if any.

Grantor warrants to the Grantee and Grantee's heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

This conveyance is exempt under from the Illinois Residential Property Disclosure Act under Section 15(2) thereof.

Dated: October 30, 1998

Fairbanks Capital Corp., a Utah corporation

Printed Name KIM A. STEVENSON

Its: VICE PRESIDENT

Attest:

Printed Name: TERRELL W. SMITH

Its: CORPORATE SECRETARY

This document prepared by:
David C. Kluever
Tatooles, Foley & Kluever
1214 North LaSalle St.
Chicago, Illinois 60610

Mail subsequent tax bills to and after recording return to:
Maloney, Kieran and Maeve
5710 West 108th
Chicago Ridge, Illinois 60415



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Property of Cook County Clerk's Office

107576
PB-11262
NOV 18 98
DEPT. OF REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
140.00

080850
PA. 11425
NOV 18 98
REVENUE STAMP
REAL ESTATE TRANSACTION TAX
Cook County
70.00

