1998-12-14 12:58:41

Cook County Recorder

25.50

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 16th day of November, 1998, between PREFERRED INVESTMENTS, 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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated 11-16-98, and known as Trust Number 124662-07, 126 S. LaSalle, Lower Level, 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 VALUABLE 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



Parcel 4808-I, the West 15 feet of the East 195 feet of the South 73 feet 4 inches of the North 141 feet of that part of Lots 1, 2, 3, 21 and 22, together with the vacated alleys lying between said Lots (said lots and alleys being taken as tract) in Crigg's Subdivision of Block 3 in Drexel and Smith's Subdivision of the West ½ of the Northwest 1/4 and the West ½ of the West ½ of the Southwest 1/4 of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian, lying West of a line running at right angles to the North line of said tract 25 feet west of

the Northeast corner of said tract to a point in the South line of said tract, in Cook County,

PERMANENT INDEX NUMBER: 20-11-105-040-0000

COMMON STREET ADDRESS: 4808-I S. Drexel, Chicago, Illinois

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 roads 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.

246 E. Janata Bivd. Ste. 300 Lombard, IL. 60148

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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.

AT NOITOARNAT STATES LASH

Gilbert Balin, Secretary

State of Illinois) ss

County of Cook

)x Coox C I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GILBERT. BALIN, personally known to me to be the President and Secretary of Preferred Investments, Inc., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his 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 official seal, this 16th day of November, 1998.

Commission Expires

"OFFICIAL TIMOTHY T. BALIN

This instrument, was prepare 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

FERGUSON

Chicago

08132841

Participated Services

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