

SPECIAL WARRANTY DEED

The GRANTOR, KLAIRMONT FAMILY ASSOCIATES, L.P., a limited partnership created and existing under the laws of the State of Illinois, duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto WILLIE E. CARTER, an individual, having his principal residence at 13425 South Springfield, Robbins, Illinois 60472, the following described Real Estate located in the County of Cook, in the State of Illinois:



See Exhibit A, attached hereto and made a part hereof:

Address of Real Estate: Robbins, Illinois
Permanent Real Estate Index Numbers: 24-35-303-031

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the land and improvements, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Real Estate, together with all rights and appurtenances pertaining thereto, unto GRANTEE and GRANTEE'S successors, heirs, and assigns forever.

Notwithstanding any provision to the contrary contained in this Special Warranty Deed, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a part hereof), and Grantee by its acceptance of this Deed accepts the physical condition of the property "AS IS AND WHERE IS, WITH ALL FAULTS".

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with GRANTEE, its successors 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 otherwise provided herein or on attached Exhibit B, and WILL WARRANT AND DEFEND the Real Estate against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described herein and in attached Exhibit B, and not otherwise.

Dated this 15th day of October, 1999

Klairmont Family Associates, L.P.,
an Illinois limited partnership
By: Imperial Realty Company and
Klairmont Brothers, Inc., Illinois
corporations

By: Alfred M. Klairmont
Alfred M. Klairmont, President

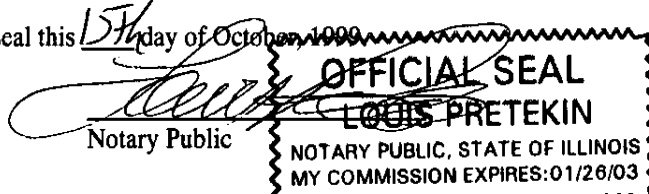
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

INTERCOUNTY TITLE
S1579436
Unit M

UNOFFICIAL COPY

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Alfred M. Klairmont, as President of Imperial Realty Company and Klairmont Brothers, Inc., Illinois corporations, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on this day in person and acknowledged that he signed and delivered said instrument as the free and voluntary act and deed of such Corporations for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of October, 1999



This instrument was prepared by Louis Pretekin, Imperial Realty Company, 4747 W. Peterson, Chicago, IL 60646

MAIL TO:
Willie E. Carter
13425 South Springfield
P.O. Box 623
Robbins, Illinois 60472

SEND SUBSEQUENT TAX BILLS TO:
Willie E. Carter
13425 South Springfield
P.O. Box 623
Robbins, Illinois 60472

C:\WPWIN60\WPDOCS\CLOSING\RODEAFED.CLS



STATE TAX

STATE OF ILLINOIS

NOV. - 4.99

COOK COUNTY

0000009234

REAL ESTATE TRANSFER TAX	00000200
FP326700	

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

NOV. - 4.99

0000009234

REAL ESTATE TRANSFER TAX	00000100
FP326679	

09045994

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EXHIBIT B

Permitted Exceptions

General real estate taxes not yet due and payable as of the date of closing;

All matters which would be disclosed on an ALTA/ACSM/NSPS Land Title Survey of the Property;

Covenants, conditions and restrictions of record;

Private, public and utility easements and roads and highways;

Rights, if any, of public and quasi-public utilities on the land.

All matters raised in Schedule B of Intercounty Title Company, A.L.T.A Commitment*, all matters accepted by Purchaser, and the five general title exceptions raised in Intercounty National Title Company title insurance policies.

* No. S1579436

All matters, to which Purchaser agrees to take subject.

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EXHIBIT A

Legal Description

Lot 36 in Block 3 in Lincoln Manor Subdivision of the South 945 Feet of the West 1/2 of the Southwest 1/4 of Section 35, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

09045994