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GEORGE E. COLE®
LEGAL FORMS

No. 803 REC
February 1996

7245/0166 51 001 Page 1 of 4
1999-11-24 16:00:50
Cook County Recorder 27.50

**SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)**



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Above Space for Recorder's use only

THIS AGREEMENT, made this 17 day of November, 1999, between

T.G.V. Properties, 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 Adam Pas, Alicia Pas, Daniel Pas * 1321 Court P. Hanover Park, IL 60108

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

* Not as tenants in common but as joint tenants.

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their 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, their 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 incumbered 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 it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 12-30-402-007

Address(es) of real estate: 22 King Arthur Ct. #18, Northlake, IL 60164

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and 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.

T.G.V. Properties, Inc.

(Name of Corporation)

By: [Signature]
Dario Del Fiacco President

Attest: [Signature]
Timothy Soltys Secretary

This instrument was prepared by Richard P. Bogusz Jr., 2 North LaSalle S-1606, Chicago, IL 60602
(Name and Address)

MTI-C-62563-C3

UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

~~George Kramlik~~
 (Name)
~~719 W. Higgins~~
 (Address)
~~Chicago, IL 60656~~
 (City, State and Zip)

Adam Pas, Alicia Pas, Daniel Pas
 (Name)
 22 King Arthur Ct., #18
 (Address)
 Northlake, IL 60164
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, Richard P. Bogusz, Jr. a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Dario Del Fiacco
 personally known to me to be the _____ President of T.G.V. Properties, Inc.
 a Illinois corporation, and Timothy Soltys, personally known to me to be the
 _____ Secretary of said corporation, and personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
 as such _____ President and _____ Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of Directors of said corporation as their 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 17 day of November 19 99.

[Signature]
 Notary Public
 Commission expires _____

"OFFICIAL SEAL"
 RICHARD P. BOGUSZ, JR.
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 06/10/01

Box _____

SPECIAL WARRANTY DEED
 Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:


GEORGE E. COLE®
 LEGAL FORMS

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

STATE TAX

STATE OF ILLINOIS



NOV. 24. 99

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000006206

REAL ESTATE TRANSFER TAX
0004500
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV. 24. 99

REVENUE STAMP

0000013113

REAL ESTATE TRANSFER TAX
0002250
FP326670

PROPERTY OF COOK COUNTY CLERK'S OFFICE

C-625683-C3

Parcel 1:

Unit No. 1B, in King Arthur Condominium Building No. 22 as delineated on a survey of the following described real estate:

Lot 22 in King Arthur Apartments of Northlake Unit No. 2, being a subdivision in the West 1/2 of the Southeast 1/4 of Section 30, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "D" to the Declaration of Condominium recorded 31st day of December, 1963 as document No. 19011364 together with its undivided percentage interest in the common elements.

Parcel 2:

Easements as set forth in the Declaration of Easements and Exhibit 1 thereto attached and made by Oak Park Trust and Savings Bank, as Trustee under Trust Agreement dated June 1, 1962 and known as Trust No. 4115, Declaration of Easements made by Trust No. 4115 aforesaid recorded as Document Nos. 18844302, 18653754 and 18844303 and as modified by Document 18922388; and Declaration of Easements made by Arthur J. Allen and Elizabeth W. Allen recorded as Document No. 18844304 and modified by Document No. 18922389 and in the Plat of Subdivision, aforesaid recorded as document number 18778239 and as created by the deed from Oak Park Trust and Savings Bank, as Trustee under the Trust Agreement dated June 1, 1963 and known as Trust No. 4406 to Norman J. Mathisen dated December 6, 1963 and recorded December 31, 1963 as Document No. 19011364 for the benefit of Parcel 1 aforesaid for ingress and egress and for the installation, use, maintenance repair and replacement of public utilities including sewer, gas, electricity, telephone and water lines, in Cook County, Illinois.

Permanent Tax Index Number 12-30-402-007, Volume 070.