

SPECIAL WARRANTY DEED (Corp. to Ind.)
See 2 Code & Co Chicago LEGAL BLANKS No. 803

Approved by The Chicago Real Estate Board
The Chicago Title and Trust Co.

22 493 469

This Indenture, made this 24th day of August, A. D. 1973 between BORG-WARNER CORPORATION,

a corporation created and existing under and by virtue of the laws of the State of Delaware

and duly authorized to transact business in the State of Illinois, party of the first part, and Joseph M. Garfien and Reva Garfien, his wife, in joint tenancy as to an undivided one-third, Donald Garfield and Shariene P. Garfield, his wife, in joint tenancy as to an undivided one-third and Mark Elliot Garfien as to an undivided one-third of the City of Chicago in the County of Cook and State of Illinois, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of

Ten Dollars in hand paid by the party of the second part, the receipt whereof is

hereby acknowledged, and pursuant to authority of the Board of Executive Committee of said corporation has, and by these presents does, DEMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOR and in all the following described lot, piece or parcel, of land, situate in the

County of Cook and State of Illinois known and described as follows:

follows, to wit: A tract of land in the West 1/2 of the Southeast 1/4 of Section 20, Township 37 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at a point marked by a stone, 2803.58 feet East of the point where the North line of 119th Street is bisected by the East line of South Oakland Avenue; (as existing on the 24th day of July, 1924); thence continuing East along the North line of 119th Street 840.10 feet to a point, said point being 283.44 feet West of the West line of South Morgan Street; thence North on a line forming an angle of 89° 56' West of the last described line as measured in the quadrant 265.25 feet to a point; thence West parallel with the North line of West 119th Street 50.00 feet to a point; thence North 331.44 feet to the Southwest corner of South Carpenter Street and West 118th Street; thence West 790.38 feet to a point; thence South 577.14 feet to the point of beginning.

Together with all and singular the hereditaments and appurtenances thereto 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 demand whatsoever, of the said 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 said party of the second part, their heirs and assigns forever.

And the said BORG-WARNER CORPORATION

party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said 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, 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 FOREVER DEFEND.

Witnesseth: 9420 S Stony Island Ave.
Chicago, Ill.

In witness whereof, said party of the first part has caused its corporate seal to be hereto affixed, and the seal of Executive Vice

has name to be signed to these presents by its President, and attested by its Assistant Secretary this

24th day of August A. D. 1973

BORG-WARNER CORPORATION

By: [Signature] Executive Vice

Attest: [Signature] Assistant Secretary



BOX 533

62-40-332

LATE DATE

STATE OF ILLINOIS
COUNTY OF COOK

450

22 493 469

UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss.

I, James R. Lidman, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that R. O. Bass,
personally known to me to be ^{an Executive Vice} ~~the~~ President of the party of the first part,

BORG-WARNER CORPORATION, a Delaware
corporation, and J. E. Terris personally known to me to be ~~an~~ an Assistant

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 ^{Executive Vice} President and Ass't. Secretary, they signed and delivered the said instrument
^{Executive Vice} President and Ass't. Secretary of said corporation, and caused the corporate seal of
said corporation to be affixed thereto, pursuant to authority, given by the Board of Executive Committee
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 seal this 24th day of August A. D. 19 73

James R. Lidman
James R. Lidman

COOK COUNTY CLERK
FILED FOR RECORD
SEP. 27 '73 10 56 AM

Henry K. Olson
REGISTRAR OF DEEDS
*22493469

Warranty Deed
corporation to Individual

TO
OF PROPERTY

Jeffrey D. ...
Henry K. Olson
REGISTRAR OF DEEDS

Plat Act Affidavit

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

James R. Lidman, being first duly sworn, on oath deposes and says that:

62-40-33D

- 1. Affiant resides at 1127 Chestnut, Wilmette, Illinois.
- 2. That he is agent for the grantor in a Special Warranty Deed dated the 24th day of August, 1973 conveying the following described premises in Cook County, Illinois:

A tract of land in the West 1/2 of the Southeast 1/4 of Section 20, Township 37 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at a point marked by a stone, 283.58 feet East of the point where the North line of 119th Street is bisected by the East line of South Ashland Avenue; (as existing on the 24th day of July, 1924); thence continuing East along the North line of 119th Street 840.10 feet to a point, said point being 283.44 feet West of the West line of South Morgan Street; thence North on a line forming an angle of 89° 56' West of the last described line as measured in the 4th quadrant 265.25 feet to a point; thence West parallel with the North line of West 119th Street 50.00 feet to a point; thence North 331.44 feet to the Southwest corner of South Carpenter Street and West 118th Street; thence West 790.38 feet to a point; thence South 597.14 feet to the point of beginning.

- 3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended by reason that the instrument constitutes the division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

Further the affiant sayeth not.

James R. Lidman
James R. Lidman

Subscribed and sworn to before me
this 26th day of September, 1973.

Dorothy M. Fondriest
Dorothy M. Fondriest
Notary Public
My Commission Expires: March 18, 1977



END OF RECORDED DOCUMENT

22493469