

INJ. 3407-88 1082

26436163

LOAN NO. C-4881-9

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of June 19 80, between

Home Federal Savings and Loan Association of Chicago

a corporation organized and existing under the laws of the United States of America, as First Party, and Elvin Watkins and Betty Watkins, his wife as Second Parties;

WITNESSETH, that First Party, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, paid by Second Parties, receipt of which is acknowledged, and pursuant to authority of the Board of Directors of said Corporation has, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Second Parties, as joint tenants and not as tenants in common

all the following described land situated in the County of Cook State of Illinois and known and described as follows:

Lot 48 in Block 28 in S. E. Gross Subdivision of Blocks 27 to 42 in Dauphin Park Second Addition, being a subdivision of the W. 1/2 of the N.E. 1/4 of Section 3, Township 37 North, Range 14, East of the 3rd Principal Meridian in Cook County Illinois.

Exempt under the provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Exempt under the provisions of Paragraph E, Section 12B6 of the Chicago Transaction Tax Ordinance.

SUBJECT TO:

- 1. Rights or claims of parties in possession not shown of record, and questions of survey;
2. Mechanics' liens where no notice thereof appears of record;
3. Special assessments and special taxes not confirmed by a court of record;
4. Building and zoning ordinances;
5. Taxes for year 1979 and subsequent years;
6. All special assessments of whatever name or nature;
7. All conditions and restrictions of record, if any;
8. Party wall agreements, if any;
9. Roads and highways, and other easements.

THIS INSTRUMENT WAS PREPARED

William H. Franzen
201 South State Street
Chicago, Illinois 60606

under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.
Buyer, Seller or Representative
Date 12-10-80

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and remainders, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said First Party, 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 above described, with the appurtenances, unto Second Parties.

And HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, First Party, for itself, and its successors, does covenant, promise and agree to and with Second Parties, his or her 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 FOREVER DEFEND.

WITNESS WHEREOF, First Party has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary.

ATTEST: HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

Jeanne H. Bonkowski Assistant Secretary. M. Westphal Assistant Vice President

Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers of the Home Federal Savings and Loan Association of Chicago, and THAT THEY appeared before me this day in person and severally acknowledged that they read and delivered the said instrument in writing as duly authorized officers of said corporation 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.

Witnessed by my hand and notarial seal this 30th day of June 19 80

Esther F. Berkeon Notary Public
MAIL TO: James Danner 1211 W. 22nd St Oak Brook IL 60521
OR RECORDER'S OFFICE BOX NO. Suite 512 60521

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT