

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

CAUTION Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

FORM NO. 803  
April, 1982

UNOFFICIAL COPY

86338481

S1104097 "Carol E. R.E."

THIS INDENTURE, made this 23<sup>rd</sup> day of July,  
1986, between AKZ CORPORATION

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 JAMES J. BROTON and ELIZABETH A. COOK

(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 and no/100  
Dollars and other good and valuable consider-

DEPT-01 RECORDING \$11.25  
T#4444 TRAN 0082 08/06/86 14:14:00  
#1660 # C \* - 86 - 338481  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

ation 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 land, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL 1:

Lot 1 in Riverside Townhomes, being a Subdivision of Lot "A" in  
Zalabak Subdivision being a Subdivision of the South 50 feet (as  
measured on front and rear lines) of Lot 605, in Block 20, in the  
Resubdivision of Blocks 15 to 22 in the Addition to the Second  
Division of Riverside and Lot 621, in Block 20 in Addition to Second  
Division of Riverside in Section 36, Township 39 North, Range 12,  
East of the Third Principal Meridian, in Cook County, Illinois.

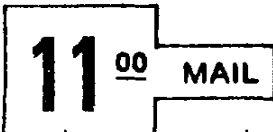
PARCEL 2:

Easement for Ingress and Egress for the benefit of Parcel 1 as set  
forth in the Riverside Townhomes Declaration recorded as Document  
No. 86063309.

Subject to covenants, conditions, restrictions and easements of record  
and general real estate taxes for 1985 and subsequent years.

Permanent tax index # 15-36-407-028

86338481



Together with all and singular the hereditaments and appurtenances thereunto 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 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, 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  
FOREVER DEFEND.

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.

By [Signature] President  
Attest: [Signature] Secretary

This instrument was prepared by Joseph M. Moravec, 3300 S. Harlem Ave., Riverside, IL  
(NAME AND ADDRESS) 60546

86-338481

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, NICK MLADY, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHLEEN ZALABAK personally known to me to be the \_\_\_\_\_ President of the corporation, and ALAN ZALABAK 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 24th day of July, 1986.

[Signature]  
Notary Public  
Commission expires Oct 29, 1986

Property of Cook County Clerk's Office

46338151

LWA

## SPECIAL WARRANTY DEED

Corporation to Individual

TO



ADDRESS OF PROPERTY:

Mail To: Ed O'Brien  
150 N. La Salle  
Room 810  
Chicago, IL 60601

MAIL TO

GEORGE E. COLE  
LEGAL FORMS