

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

**UNOFFICIAL COPY** 87362459

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

JUN - 1 PM 3:22

87362459

THIS INDENTURE, made this 30th day of JUNE,  
19 87, between BRANITEK, INC.

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 HARTZ CONSTRUCTION CO., INC. A  
CORPORATION ORGANIZED AND EXISTING UNDER  
AND BY VIRTUE OF THE LAWS OF THE STATE \*  
(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 OTHER VALUABLE CONSIDERATION

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 ITS 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:

14<sup>00</sup>

Above Space For Recorder's Use Only

SEE EXHIBIT A ATTACHED HERETO

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JULI - 87  
42.25

COOK  
JUN 1 1987  
PA 1232  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
42.25

SUBJECT TO: SEE EXHIBIT B ATTACHED HERETO

PIN: 2727-202-064 (Jm)

ADDRESS: VACANT LOTS AROUND THE INTERSECTION  
OF 170TH ST & WESTWOOD, OAKLAND HILLS

\* OF ILLINOIS HAVING ITS PRINCIPAL OFFICE AT ONE CAPITAL COURT, 9401  
SOUTH PULASKI, EVERGREEN PARK, ILLINOIS 60642.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise (in) pertaining,  
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, ITS 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, ITS 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 Robert E. Pehlke  
President  
Attest: Robert E. Pehlke  
Secretary

This instrument was prepared by ROBERT E. PEHLKE, 69 WEST WASHINGTON STREET,  
(NAME AND ADDRESS)

SUITE 2700, CHICAGO, ILLINOIS 60602

7037164028

87362459

# UNOFFICIAL COPY

STATE OF GEORGIA )  
COUNTY OF CHATHAM ) ss.

I, KIMBERLY B. SHAW, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CECIL D. ABARR personally known to me to be the \_\_\_\_\_ President of the corporation, and ROBERT D. FARR 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 1<sup>st</sup> day of JUNE 19 87

Kimberly B. Shaw  
Notary Public

Commission expires \_\_\_\_\_

KIMBERLY D. SHAW  
Notary Public, Chatham County, Ga.  
My Commission Expires Aug. 14, 1989

87362459

DUX

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

BOX 333 - HV

MAIL TO:

Bruce Waldman  
208 S. L. Sells St Suite 1860

Chicago, IL 60604

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

3 7 3 6 2 4 3 9

68354-6

87362459

## EXHIBIT A

### PARCEL 1:

LOTS 11 TO 39, BOTH INCLUSIVE, IN RIDGEGATE UNIT NO. 2, BEING A  
SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD  
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

8 7 3 6 2 4 5 9

68354-3

87362459

Property of Cook County Clerk's Office

## EXHIBIT B

The second installment of the 1986 general real estate taxes and subsequent years, covenants, conditions, and restrictions of record, if any.