

# UNOFFICIAL COPY

89439286

## SPECIAL WARRANTY DEED

STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF C O O K )

KNOW ALL PERSONS BY THESE PRESENTS that FEDERAL HOME LOAN MORTGAGE CORPORATION ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by REZMAR CORPORATION, an Illinois corporation ("Grantee"), whose mailing address is 727 N. Milwaukee Avenue, Chicago, Illinois 60622, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee that certain tract of real property located in Cook County, Illinois, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof, together with any and all rights appertaining thereto and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights and appurtenances belonging or pertaining thereto, and any and all of the improvements located thereon, being hereinafter collectively referred to as the "Property"), TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise, provided, however, that this conveyance and the warranty of Grantor herein contained are subject to: (a) the matters herein stated; (b) any and all matters of record; and (c) any and all leases covering or affecting all or any portion of the Property, including but not limited to the rights of tenants under such leases.

Notwithstanding any provisions herein to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express, or implied, with respect to the physical condition of the Property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Special Warranty Deed accepts the physical condition of the Property "AS IS" and "WITH ALL FAULTS."

Grantor hereby appoints Richard L. Mason, its Regional Manager of Multifamily Servicing, its attorney-in-fact to execute and deliver this Deed on its behalf.

Section 4  
Buyer, Seller or Representative  
*Jay S. [Signature]*

89439286-15-89

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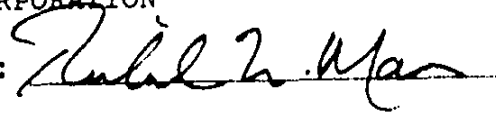
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EXECUTED on the date of the acknowledgment herein-  
below, to be effective, however, as of the 15th day of  
September, 1989.

GRANTOR:

FEDERAL HOME LOAN MORTGAGE  
CORPORATION

By:



Printed Name: Richard L. Mason

Title: Regional Manager of  
Multifamily Servicing

PREPARED BY:  
Jay S. Geller, Esq.  
Jenne G. Block  
One IBM Plaza  
Chicago IL 60611

MAIL TO:  
David L. Goldstein, Esq.  
Harris & Goldstein Ltd.  
35 E. Wacker Drive  
Suite 1750  
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:  
Rezmar Corporation  
727 N. Milwaukee Avenue  
Chicago, Illinois 60622

JSG9867Z.664



Property of Cook County Clerk's Office

89239283

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EXHIBIT A

## LEGAL DESCRIPTION

THE SOUTH 20 FEET OF LOT 5, ALL OF LOT 6 AND THE NORTH 40 FEET OF LOT 7 OF SUBDIVISION OF THE EAST 1/2 OF BLOCK 4 (EXCEPT THE SOUTH 22 FEET THEREOF) AND PART ALREADY DEDICATED FOR ALLEY IN COMMISSIONER'S PARTITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No: 20-24-424-011

Common Address: 7024-32 South Paxton Avenue, Chicago,  
Illinois

JSG9878Z.664

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 )  
 ) SS:  
COUNTY OF ~~COOK~~ )  
*DuPage.*

Before me, the undersigned authority, on this day personally appeared Richard L. Mason, known to me to be the person whose name is subscribed to the foregoing Special Warranty Deed dated September 15, 1989, as attorney-in-fact of Federal Home Loan Mortgage Corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of September, 1989.



*Thomas P. Wood*  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
5-1-92

DEPT-01 RECORDING \$14.25  
142222 TRAN 0248 09/18/89 16:06:00  
46524 ± B \* - 89 - 439286  
COOK COUNTY RECORDER

JSG9867Z.664

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89439286

*149 Mail*