

71-89-324 02  
Carter

GEORGE E. COLE  
LEGAL FORMS

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

IO 303  
February 1985

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THIS INDENTURE, made this 13th day of February, 1990, between CAPITAL ASSOCIATES DEVELOPMENT CORP.

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 KEVIN M. CONNOLLY, 2522 N. Avers, Chicago, IL 60647

14<sup>00</sup>

RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF COOK, ILLINOIS, ON FEBRUARY 14, 1990, AT 10:00 AM. BY: [Signature] CLERK OF COURT. DATE: 2-14-90 Thomas Hitchcock BUYER, SELLER, REPRESENTATIVE

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good & valuable consideration

Above Space For Recorder's Use Only

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 his heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Legal Description in Exhibit A attached hereto and made a part here of.

\* SUBJECT TO:

- (a) covenants, conditions and restrictions of record;
- (b) private, public and utility easements and roads and highways, if any;
- (c) party wall rights and agreements, if any;
- (d) existing leases and tenancies and (e) general taxes for the year 1989 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1989.

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, his 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, his 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 DEFEND, subject to: \*

Permanent Real Estate Index Number(s): 20-10-311-018-0000  
Address(es) of real estate: 5300 South Prairie, Chicago, Illinois 60615

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 Vice President, and attested by its Assistant Secretary, the day and year first above written.

CAPITAL ASSOCIATES DEVELOPMENT CORP.  
(Name of Corporation)

By Gail Bessen Dwars Vice-President  
Attest: Barbara A. Moore Assistant Secretary

This instrument was prepared by Gail Bessen Dwars, Attorney at Law, 1122 N. LaSalle Drive  
(NAME AND ADDRESS) Chicago, IL 60610

MAIL TO: { Thomas R. Hitchcock  
Attorney at Law  
(Name)  
767 South State Street  
(Address)  
Chicago, IL 60605  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Kevin M. Connolly  
(Name)  
2522 N. Avers  
(Address)  
Chicago, IL 60647  
(City, State and Zip)

RECORDER'S OFFICE BOX NO 333

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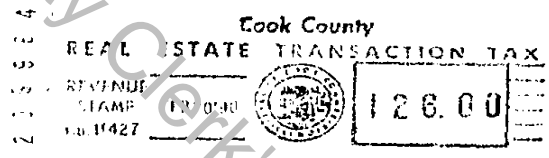
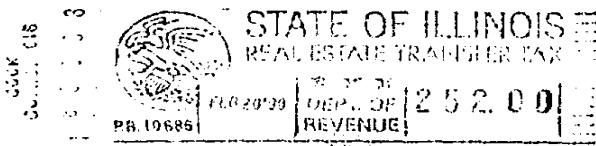
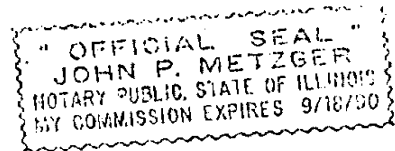
STATE OF Illinois )  
 ) ss.  
COUNTY OF Cook )

I, John P. Metzger, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GAIL BEESEN DWARS personally known to me to be the Vice President of CAPITAL ASSOCIATES DEVELOPMENT CORP., a Delaware corporation, and Barbara A. Osborne, personally known to me to be the 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 Vice President and Assistant 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 13th day of February, 1990.

John P. Metzger  
Notary Public

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



COOK COUNTY, ILLINOIS  
FEB 20 1990 2:40

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18118006  
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SPECIAL WARRANTY DEED  
Corporation to Individual  
TO  
ADDRESS OF PROPERTY:

MAIL TO: Thomas R Hitchcock  
767 S. State St.  
Chicago, IL 60605

GEORGE E. COLE  
LEGAL FORMS

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

5300 South Prairie  
20-10-311-018

Lots 1 and 2 in Jennings' subdivision of the North part of block 4 in Jennings and Moffats Subdivision of the south 60 Acres of the East 1/2 of the South West 1/4 in Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, (except so much thereof as is being used for an alley) in Cook County, Illinois.

Property of Cook County Clerk's Office

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