

# UNOFFICIAL COPY

WARRANTY DEED OF REAL ESTATE TRANSACTIONS  
State of Illinois  
(Corporation to Individual)

DEPT OF

862.50

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**THE GRANTOR** Rand Realty & Development Co.  
8311 W. North Avenue  
Melrose Park, IL 60160

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, for and in consideration of the sum of Ten (\$10.00) and No/100-----

----- DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Leo J. Miller, Jr. and Caren A. Miller, his wife  
1205 Scarlet Drive  
Addison, IL 60101, not in tenancy in common, but in joint tenancy,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

Permanent Real Estate Index Number(s) 13-28-116-008-0000, 13-28-116-042-0000, 13-28-116-044-0000  
Address(es) of Real Estate 2925 and 2935-39 J. Central Avenue, Chicago, IL

In Witness Whereof, said Grantor 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 Secretary, this 12th day of February, 1991.

IMPRESS  
CORPORATE SEAL  
HERE

Rand Realty & Development Co.  
(NAME OF CORPORATION)  
BY *Michael A. Crane*  
ATTEST *Paul D. Fischer*

vice PRESIDENT  
SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael A. Crane personally known to me to be the Vice President of the Rand Realty & Development Co.

and the Paul D. Fischer 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 Vice 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 12th day of February, 1991  
Commission expires February 13, 1994  
NOTARY PUBLIC

This instrument was prepared by Mary Brito Tiesenga, c/o Sidley & Austin, One First National Plaza, Chicago, IL 60603 (NAME AND ADDRESS)

Mr. Theodore J. Ansani  
Ansani & Ansani  
1411 W. Peterson Ave. Suite 202  
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO  
Leo J. Miller, Jr. and Caren A. Miller  
1205 Scarlet Drive  
Addison, IL 60101

BOX 333

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
235.00

13.00

REAL ESTATE TRANSACTION TAX  
Cook County  
117.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
900.00

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**UNOFFICIAL COPY**

**WARRANTY DEED**

**Corporation to Individual**

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Property of Cook County Clerk's Office

**GEORGE E. COLE  
LEGAL FORMS**

**EXHIBIT A**

**PARCEL 1:**

LOT 13 (EXCEPT THAT PART OF LOT 13 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, THENCE NORTH ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 2-1/4 INCHES THENCE EAST FOR A DISTANCE OF 80 FEET TO A POINT WHICH IS 3-1/4 INCHES NORTH OF THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 3-1/4 INCHES TO THE SOUTH LINE OF LOT 13; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE PLACE OF BEGINNING), LOTS 14 AND 15 IN BLOCK 9 IN KENDALL'S BELMONT AND 56TH AVENUE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 16, 17, 18, 19 AND 20 IN BLOCK 2 IN J. E. WHITE'S FIRST DIVERSEY PARK ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: (A) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD INCLUDING, BUT NOT LIMITED TO, THOSE SET FORTH IN THAT CERTAIN DEED RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON OCTOBER 1, 1925 AS DOCUMENT NO. 9052362; (B) PRIVATE, PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; (C) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY, INCLUDING, BUT NOT LIMITED TO ANY RIGHTS OR AGREEMENTS PERTAINING TO THE PARTY WALLS ALONG THE NORTH AND SOUTH WALLS OF LOT 13; (D) EXISTING LEASES AND TENANCIES; (E) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; (F) INSTALLMENTS NOT DUE AT THE DATE HEREOF OF ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS HERETOFORE COMPLETED; (G) GENERAL TAXES FOR THE YEAR 1991 AND SUBSEQUENT YEARS INCLUDING TAXES WHICH MAY OCCUR BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEARS 1991; AND TO MATTERS CAUSED, OR CONTRIBUTED TO, BY PURCHASER OR LESSEE

COOK COUNTY, ILLINOIS

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