

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

UNOFFICIAL COPY

91322831

018999



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUL 1 1965  
205.00

14<sup>00</sup>

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 25th day of June 19 91, between HARVEY GRQ, INC.

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 and LEONARD KIRTMAN, a bachelor, West 79th Street Boat Basin, New York, New York, 10024, collectively party of the first part, and ANDRZEJ PLEWA and WLADYSLAW KOSZAREK, as Tenants in Common and not as Joint Tenants, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars and 00/100 (\$10.00)

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 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 Exhibit "A" attached hereto and made a part hereof.

\*Address for Grantee:

14501 S. WOOD STREET  
DIXMOOR, ILL. 60436  
HARVEY P.O.

COOK COUNTY  
1991 JUL 1 10 345

COOK COUNTY  
DEPT. OF REVENUE  
102.50

REAL ESTATE TRANSACTION TAX  
COOK COUNTY  
REVENUE STAMP  
JUL 1 1965  
102.50

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, 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, 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): 29-07-209-001

Address(es) of real estate: 14600 S. Wood Street, Dixmoor, Illinois, 60406

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.

*Leonard Kirtman*  
LEONARD KIRTMAN

HARVEY GRQ, INC.  
(Name of Corporation)

By *Stuart Lichter*  
STUART LICHTER, President  
Attest: *Thomas P. Russian*  
STUART LICHTER, Secretary

THOMAS P. RUSSIAN/GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.

This instrument was prepared by 15255 S. 94th Avenue, Suite 601, Orland Park, IL 60462

(NAME AND ADDRESS)

MAIL TO { LEONARD E. BLUM, Esq.  
20 North Clark Street  
Suite 2600  
Chicago, Illinois 60602

SEND SUBJECT'S TAX BILLS TO  
Grantee  
(Name)  
(Address)  
(City, State and Zip)

# UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

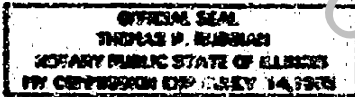
ss.

I, \_\_\_\_\_, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STUART LICHTER personally known to me to be the President of HARVEY GRQ, INC. an Illinois corporation, and STUART LICHTER 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 25th day of June 19 91

*Thomas P. Russian*  
Notary Public

Commission expires July 14, 1993



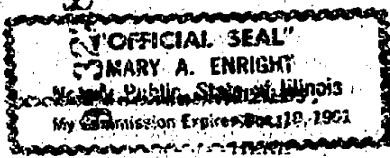
State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEONARD KIRTMAN, a bachelor,

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of June 1991

Commission expires December 19, 1991

*Mary A. Enright*  
NOTARY PUBLIC



BOX 333

9132231

GEORGE E. COLE  
LEGAL FORMS

SPECIAL WARRANTY DEED

Corporation to Individual

HARVEY GRQ, INC., an Illinois corporation and LEONARD KIRTMAN

TO

ANDRZEJ PLEWA and  
WLADYSLAW KOSZAREK

ADDRESS OF PROPERTY:

14600 South Wood Street  
BIRMINGHAM, IL 60406

MAIL TO:

LEONARD E. BLUM, Esq.  
20 North Clark Street  
Suite 2600  
Chicago, IL 60602

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## EXHIBIT "A"

### Legal Description:

#### PARCEL 1:

Lot(s) 2 and 3 in Sibley Industrial Park Subdivision of part of the North East 1/4 of Section 7, Township 36 North, Range 14, East of the Third Principal Meridian, South of the Indian Boundary Line, according to the Plat thereof recorded May 29, 1991, as Document 91253659, in Cook County, Illinois.

#### PARCEL 2:

Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Restrictions and Easements made by Harvey CRQ, Inc., a Corporation of Illinois, and Leonard Kirtman recorded June 5, 1991, as Document 91270339 for ingress and egress.

Common Address: Lots 2 and 3, 14600 S. Wood Street, Dixmoor, IL 60406

P.I.N.: 29-07-209-001

SUBJECT TO: Real estate taxes for the year 1990 and subsequent years; easement to Commonwealth Edison Company and Illinois Bell Telephone Company recorded as Document No. 91001048, including rights of adjoining owner or owners to the concurrent use of the easement; Declaration of Covenants, Restrictions, Easements, Charges and Laws for Sibley Industrial Park recorded as Document No. 91270339; and zoning and building laws and ordinances as may be applicable to the property; Mechanic's Lien Claim recorded as Document No. 91205252.

91270339

Clerk's Office

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