

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

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THIS INDENTURE, made this 11th day of September, 19 92, between DICKENS CENTRAL PROPERTIES, 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, party of the first part, and FRED WALKER and DORISTEEN WALKER, his wife, of 1810 N. Mobile, Chicago, IL 60639, Not As Tenants in Common, but in (NAME AND ADDRESS OF GRANTEE) Joint Tenancy

92680653

Above Space For Recorder's Use Only

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100-- (\$10.00) Dollars and other good & 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 their 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:

Lot 87 (except the North 3 feet thereof) in W.B. Weigel's Subdivision of the West Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

★ C I S CITY OF CHICAGO ★
★ I I S REAL ESTATE TRANSACTION TAX ★
★ C O S DEPT. OF REVENUE ★
★ C O S 112.50 ★
★ C O S 09 1025 ★

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
15.00

2300

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, their 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, their 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: \$7,000.00 Part Purchase Money Mortgage, executed even date herewith. Purchased "as is, where is" and subject to Building violations. 1992 AND SUBSEQUENT REAL ESTATE TAX

Permanent Real Estate Index Number(s): 16-02-300-034
Address(es) of real estate: 1100 N. Harding, Chicago, IL 60651

TO HAVE AND HOLD AS JOINT TENANTS FOREVER.

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.

DICKENS CENTRAL PROPERTIES, INC.

(Name of Corporation)

By Robert E. Berkmeier President
Attest: Josue W. Chavarriat Secretary

This instrument was prepared by KURT STAMMICH, 77 W. Washington St., #505, Chicago, IL 60602
(NAME AND ADDRESS)

MAIL TO: { Atty. Greg Mitchell (Name)
166 W. Washington (Address)
Chicago, 60602 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO
Fred Walker (Name)
1810 N. Mobile (Address)
Chicago, Illinois 60637 (City, State and Zip)

92680653

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STATE OF ILLINOIS

COUNTY OF COOK

SS.

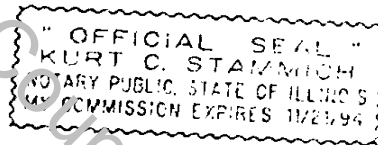
I, KURT C. STAMMICH, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT E. BIRKMEYER personally known to me to be the President of DICKENS CENTRAL PROPERTIES, INC. a Illinois corporation, and JOHN W. CHAVERIAT, personally known to me to be the Secretary of said 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 17th day of September, 1992

Kurt C. Stammich
 Notary Public

Commission expires November 21, 1994

92680653



92680653

COOK COUNTY CLERK'S OFFICE
 1992 SEP 14 PM 3:29

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS