

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form, including any warranty of merchantability or fitness for a particular purpose. Makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 3rd day of June, 1992, between American Housing Trust III

a corporation created and existing under and by virtue of the laws of New York and duly authorized to transact business in the State of Illinois, party of the first part, and Thomas Zych and Jeanette Zych Chicago Heights, Ill. 60611 (NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and 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 30 AND THE NORTH 1/2 OF LOT 29 IN BLOCK 2, SUBJECT TO THE RIGHT OF WAY GRANTED TO THE CHICAGO AND SOUTHERN TRACTION COMPANY, OVER SAID LOTS IN HANNAH AND KENNEY'S ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 289 AND THAT PART LYING WEST OF RAILROAD LANDS IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

By accepting this Special Warranty Deed, grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on an "AS IS" and "WHERE IS" basis. THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

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:

Permanent Real Estate Index Number(s): 32-29-403-014
Address(es) of real estate: 2635 South Commercial, Chicago Heights, IL 60617

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Asst Vice President, and attested by its Secretary, the day and year first above written.

BANKERS TRUST COMPANY, not in its individual capacity, but solely as trustee, for American Housing Trust III.

(Name of Corporation)
By Thomas Zych
Asst Vice President
Attest: Thomas Zych
Secretary

This instrument was prepared by Fisher and Fisher, 30 North LaSalle, Chicago, IL 60602 (NAME AND ADDRESS)

MAIL TO: (Name) _____
(Address) _____
(City, State and Zip) _____

UNOFFICIAL COPY

- DEPT-01 RECORDING \$23.00
- TRAM 8750 05/06/92 15:36:00 #4509 # B * -92-584931
- COOK COUNTY RECORDER
- DEPT-01 RECORDING \$23.00
- TRAM 9738 10/26/92 11:21:00 #4444 # A * -92-793691
- COOK COUNTY RECORDER

92584931

Wanda Dwyer
ME
S1208030
WJE

Box 5279691

92584931

SPECIAL WARRANTY DEED

Corporation to Individual

UNOFFICIAL COPY

TO *** ** *

002184

ADDRESS OF PROI

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE JUN--92 02750 030150

MAIL TO:

GEORGE E. COLE LEGAL FORMS

REVENUE STAMP REAL ESTATE TRANSACTION TAX COOK COUNTY 01370 08083 JUN--92 053618 005 REAL ESTATE TRANSACTION TAX COOK COUNTY 125903 002564

Notary Public MAURICE SANDS No. 41,3448110 Commission expires Notary Public, State of New York Term Expires Nov. 30, 1995

GIVEN under my hand and official seal this 2nd day of June 1992 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Directors of said corporation as their free and voluntary authority, given by the Board of delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to acknowledged that as such ASST. Vice President and ASST. Secretary, they signed and names are subscribed to the foregoing instrument, appeared before me this day in person and severally Secretary of said corporation, and personally known to me to be the same persons whose a New York corporation, and personally known to me to be the ASST. Vice President of BAKER TRUST COMPANY in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHERINE BARNEY a notary public the undersigned

STATE OF New York COUNTY OF New York ss. } I, the undersigned