

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

THIS INDENTURE, made June 11, 1993 between TMI Development Corporation, a corporation created and existing under and by virtue of the laws the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Lana M. Rivera and Ramon Rivera Jr., husband and wife, 6711 South Cregier, Chicago, Illinois, as joint tenants with the right of survivorship and not as tenants-in-common, party of the second part, WITNESSETH, that the party of the first part, for an in consideration in the sum of Ten and No/100 Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledge, 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 describe as follows, to wit:

Lot 7 in The Neighborhood Institute, being a resubdivision of portions of certain subdivisions in the West half (1/2) of the South West quarter (1/4) of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded May 27, 1992 as Document 92365267 and rerecorded October 6, 1992 as Document 92744600, in Cook County, Illinois.

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: (1) current non-delinquent real estate taxes and taxes subsequent years; (2) special taxes or assessments for improvements not yet competed and other assessments or installments thereof not due and payable at time of Closing; (3) plat of subdivision affecting the Residence; (4) public, private and utility assessments; (5) covenants, conditions and restrictions of record; (6) applicable zoning and building laws, ordinances and restrictions, as from time to time amended; (7) Declaration of Covenants, Conditions, Restrictions and Easements for Park Highlander Homes; (8) Purchaser's mortgage; and (9) Purchaser's mortgage to the City and Purchaser's Covenant to Residency.

Permanent Real Estate Index Number: 20-24-318-014-0000

20-24-318-015-0000

Address of Real Estate: 6945 South East End Avenue, Chicago, IL

Continued...

Box 430

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PROPERTY

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Rivera Deed - continued...

IN WITNESS WHEREOF, said party of the first part has caused its corporation to be hereto affixed, and has caused its name to be signed to these presents by its Executive Vice President, and attest by its Assistant Secretary, the day and year first above written.

TNI DEVELOPMENT CORPORATION

By: Linda Greene  
Linda Greene, President

ATTEST: Tayani Suma  
Tayani Suma, Assistant Secretary

This Instrument prepared by Herbert H. Fisher, 205 West Wacker Drive, #1000, Chicago, IL 60606.

SEND SUBSEQUENT TAX BILLS TO:  
Lana Rivera  
6945, South East End Avenue  
Chicago, IL 60649

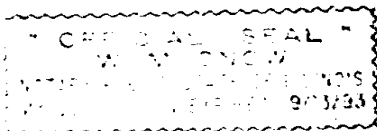
MAIL TO:

Anthony Ferguson  
9415 South State  
Chicago, IL 60619

STATE OF ILLINOIS )  
                          )SS:  
COUNTY OF C O O K )

I, w. M. Snow, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFIES that Linda Greene, personally known to be the President of TNI Development Corporation, a corporation of Illinois, and Tayani Suma, personally known to be the Assistant Secretary of said corporation, and personally known to be the same persons whose names are subscribed to the foregoing instruments, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal 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 said on June 11, 1993.



W. M. Snow  
Notary Public  
Commission expires September 12, 1993

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