

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

94438808

COOK COUNTY, ILLINOIS
FILED FOR RECORD

24 MAY 16 PM 2:50

94438808

THE ABOVE SPACE FOR RECORDER'S USE ONLY

7506717

THIS INDENTURE, made this 11th day of May, 1994 between STEVEN R. DOBROFSKY, AS TRUSTEE under Trust Agreement dated December 1, 1993 and known as Trust No. 93-4256, of 166 W. Washington St., Suite 220, Chicago, IL 60602, party of the first part, and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE under Trust Agreement dated May 3, 1994 and Known as Trust No. 118253-04 of 33 N. LaSalle St., Chicago, IL 60690, 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 direction and in the exercise of the power and authority granted to and vested in the Trustee and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

lots 18 & 19 in Block 30 in Garfield, being a Subdivision of that South East 1/4 of Section 34, Township 40 North, Range 13 East of the Third Principal Meridian (except the West 307 feet of the North 631.75 feet and the West 335 feet of the South 1,295 feet thereof), in Cook County, Illinois.

2388

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1992 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1992 to the present; and to any condition that an inspection of the premises and an accurate survey would reveal.

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, its successors and assigns forever.

And the party of the first part, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that said Trustee 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, said Trustee WILL WARRANT AND DEFEND subject to: only the matters stated herein, but not otherwise.

Permanent Real Estate Index Number(s): 13-34-425-029-0000
Address(es) of real estate: North East Corner of North Avenue and Kildare, in Chicago, IL

IN WITNESS WHEREOF, said party of the first part has caused his seal to be hereunto affixed, and has caused his name to be signed to these presents the day and year first above written.

EXEMPT UNDER PROVISIONS OF PARAGRAPH SEC. 200.1-2(B-C) OR PARAGRAPH 2, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

STEVEN R. DOBROFSKY AS TRUSTEE
Under Trust Agreement Dated 12-1-93 and Known As 93-4256

COOK COUNTY, ILLINOIS
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
DEPT OF REVENUE
7000
695

5-13-94 [Signature] BUYER, SELLER, REPRESENTATIVE

This instrument was prepared by Steven R. Dobrofsky, Esq., 166 W. Washington St., Suite 220, Chicago, IL 60602 Cook County

STATE OF ILLINOIS)
) SS:)
COUNTY OF COOK)

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY 16 '94
Pu 11424

35.00

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven R. Dobrofsky, as Trustee TR# 93-4256 personally known to me to be the Trustee under Trust Agreement Dated 12-1-93 and known as Trust No. 93-4256, appeared before me this day in person and acknowledged that as such Trustee he signed and delivered the said instrument pursuant to direction and in the exercise of the power and authority granted to the Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of May, 1994

"OFFICIAL SEAL"
Benitta Berke
Notary Public - State of Illinois

[Signature]
NOTARY PUBLIC

MAIL TO: Stuart T. Edelstein, Margovitz and Edelstein, 180 N. LaSalle St., Suite 1601, Chicago, IL 60601
SEND SUBSEQUENT TAX BILLS TO: American Nat'l Bank as Trustee TR# 118253-04, 33 N. LaSalle St., Chicago, IL 60690

94438808

UNOFFICIAL COPY

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY