

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

UNOFFICIAL COPY

NO. 303
June 1993

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 29th day of April, 1994, between American Housing Trust XI

a corporation created and existing under and by virtue of the laws of the State of _____ and duly authorized to transact business in the State of Illinois, party of the first part, and John F. Duffy and Donna Duffy

(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 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 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 11 in Block 10 in Gold Coast Manor Subdivision in the West 1/2 of Section 20, Township 36 North, Range 15, East of the Third Principal Meridian, as Document Number 16216020, all 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.

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): 30-20-313-013
Address(es) of real estate: 1465 Stanley Boulevard, Calumet City, IL 60409

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 Vice President, and attested by its ASSISTANT Secretary, the day and year first above written.

BANK OF AMERICA, NT & SA, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR AMERICAN HOUSING TRUST XI



(Name of Corporation)
By Michael Green
Vice President
Attest: Gloria S. Castillo
ASSISTANT SECRETARY

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

MAIL TO: John Duffy
(Name)
15330 Evera
(Address)
Dolton, IL 60419
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
John Duffy
(Name)
1465 STANLEY
(Address)
CALUMET CITY, IL 60409
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

DEPT-01 RECORDING
140011 TRAN 1947 05/23/94 10:57:00
48476 & RV #-94-4586660
COOK COUNTY RECORDER

94458660

REAL ESTATE TRANSFER TAX
Calumet City - City of Homes \$20.02

S1402108 76

INTERCOUNTY TITLE

2350

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STATE OF _____ }
COUNTY OF _____ } SS.

I, _____, a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____
personally known to me to be the _____ President of _____

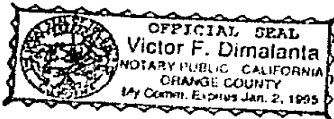
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 518

State of CALIFORNIA
County of ORANGE

On APR 29 '94 before me, VICTOR F. DIMALANTA - NOTARY PUBLIC
DATE NAME/TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"
personally appeared Michael Green AND GLORIA S. CASTILLO
NAME(S) OF SIGNER(S)

personally known to me OR proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within instrument and ac-
knowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Victor F. Dimalanta
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
- TITLE(S):
 - PARTNER(S) LIMITED
 - GENERAL
 - ATTORNEY-IN-FACT
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)
BANK OF AMERICA
NATIONAL TRUST AND
SAVINGS ASSOCIATION

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.
TITLE OR TYPE OF DOCUMENT _____
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

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★ ★ ★ ★
2103

Orange County
REAL ESTATE TRANSFER TAX
APR 29 1994
REVENUE STAMP \$3000

Box 94458660

SPECIAL WARRANTY DEED
Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS