

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

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 July, 1994, between QUINCY HOMES LIMITED PARTNERSHIP, an Illinois limited partnership 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 RENEE P. WARD 718 N. Spaulding Chicago, Illinois 60624

94708875

(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--- Dollars and other 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 General Partner of said partnership by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

COOK 016
CC. NO. 016
2 30043



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG. 9'94
DEPT. OF REVENUE
93.00

Cook County
REAL ESTATE TRANSACTION TAX
STAMP AUG. 1994
46.50

Together with all and singular the hereditaments and appurtenances thereto 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, her 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, her 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: SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number(s): 16-16-208-042-0000

Address(es) of real estate: 4909 West Quincy Street Chicago, Illinois 60644

IN WITNESS WHEREOF, said party of the first part Quincy Homes Limited Partnership has caused its name to be signed to these presents by its General Partner, Shaw Homes, Inc., the day and year first above written.

QUINCY HOMES LIMITED PARTNERSHIP, an Illinois limited partnership
BY: SHAW HOMES, INC., a Delaware Corporation, its General Partner

By Frank A. Martin
FRANK A. MARTIN President
Attest: Timothy P. Grogan, Sr.
TIMOTHY P. GROGAN, Sr. Vice President

This instrument was prepared by Patricia J. Blencoe for SHAW HOMES, INC., 501 West Peterson Road
(NAME AND ADDRESS) Libertyville, Illinois 60048

MAIL TO { Ms. Renee P. Ward (Name)
4904 West Quincy Street (Address)
Chicago, Illinois 60644 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

WARD (Name)
4904 W. Quincy Street (Address)
Chicago, Illinois 60644 (City, State and Zip)

BOX 333-CTI

OR

RECORDER'S OFFICE BOX NO

SAH 74 85 440 DB 4 26 87

94708875

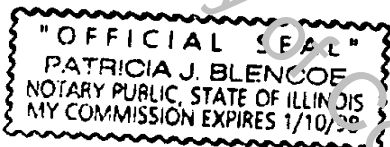
500

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF LAKE

I, _____ the undersigned _____, a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank A. Martin
personally known to me to be the _____ President of SHAW HOMES, INC., General Partner of Quincy
Homes Limited Partnership
and Timothy P. Grogan, personally known to me to be the
Sr. Vice President of said partnership 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 _____ Sr. Vice President they signed and
delivered the said instrument _____ pursuant to
authority given by the General Partners of said partnership as their free and voluntary
act, and as the free and voluntary act and deed of said _____ corporation as general partner
for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29th day of July, 1994.



Patricia J. Blencoe
Notary Public
Commission expires 1-10-98

★ 4
★ 0
★ 9
★ 3
★ 3
★ 0
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG. 1994
PB.11187
697.50

COOK COUNTY, ILLINOIS
FILE FOR RECORD
1994 AUG 10 PM 12:25

94708875

94708875

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

The West 46.5 feet of the East 100 feet (except the North 8 feet thereof to be dedicated as public alley) of Lot 27 (except that part thereof taken for street) in School Trustee's Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 4904 West Quincy Street
Chicago, Illinois 60644
TAX I.D. NUMBER: 16-15-208-042-0000
(affects PIQ and other property)

Subject to:

(1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable on the date hereof; (3) plat of subdivision; (4) public, private and utility easements; (5) covenants, conditions and restrictions of record; (6) applicable zoning and building laws, ordinances and restrictions, as from time to time amended; (7) roads and highways, if any.

The property is hereby made subject to that certain New Homes on Quincy Street Declaration of Covenants, Conditions, Restrictions and Easements dated July 14, 1992 and recorded in the Office of the Cook County Recorder on July 14, 1992, as Document Number 92-514795.

94708875