

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Whole)

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TICOR CH 313588

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THIS INDENTURE made this 25 day of August, 1994, between THE DOMINICANS, PROVINCE OF ST. ALBERT THE GREAT, USA, a not for profit corporation 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 PALOS BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 16, 1994 AND KNOWN AS TRUST NO. 1-3644

DEPT-01 RECORDING
T91111 TRAM 6379 08/26/94 10154100
65336 CG 0-94-755952
COOK COUNTY RECORDER

(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 and no/100 (10.00) Dollars and other goods 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 its successors 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 10 AND THE NORTH 1/4 OF LOT 11~~ IN PRIORITY ESTATES RESUBDIVISION I BEING A RESUBDIVISION OF LOT 10 AND THE NORTH 1/4 OF LOT 11 IN PRIORITY ESTATES OF RIVER FOREST, A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to those matters contained on Exhibit A attached hereto.

Village of River Forest Real Estate Transfer Tax \$100

Village of River Forest Real Estate Transfer Tax \$80

Village of River Forest Real Estate Transfer Tax \$1.00

Village of River Forest Real Estate Transfer Tax \$1.00

Village of River Forest Real Estate Transfer Tax \$1.00

Village of River Forest Real Estate Transfer Tax \$1.00

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, for itself, and its successors, promise and agree, to and with the party of the second part, its successors 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): part of 15-01-218-004-0000
Address(es) of real estate: part of 7200 West Division Street, River Forest, IL

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 Provincial Agent President, and attested by its Secretary, the day and year first above written.

TICOR TITLE INSURANCE
BOX 15

THE DOMINICANS, PROVINCE OF ST. ALBERT THE GREAT, USA
(Name of Corporation)

By Michael A. Winkler
Provincial Agent
Attest: _____
Secretary

This instrument was prepared by Robert V. Fitzsimmons, Meyer, Brown & Platt, 190 S. LaSalle Street, Chicago, IL 60603
(NAME AND ADDRESS)

MAIL TO
PATRICK J. O'MALLEY
(Name)
5100 W. 127th STREET
(Address)
ALSIP, IL 60658
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
JOHN H. MEISTER
(Name)
5025 N. LAKEWOOD AVE.
(Address)
CHICAGO, IL 60640
(City, State and Zip)
1331 WILLIAM STREET
RIVER FOREST, IL 60305

OR RECORDER'S OFFICE
TICOR TITLE INSURANCE
BOX 15

Year under Real Estate Transfer Act 1990
Part 6 of Cook County Ord. 95104 Part
Date 8/26/94
Sigs. They have filed entry
94755952:082794

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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, KRISTIN NYSTEDT

 a notary public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL A. WINKELS personally known to me to be the ^{PROVINCIAL} ~~AGENT~~ President of THE DOMINKANS, PROVINCE OF ST. ALBERT THE GREAT, USA, an Illinois not for profit corporation, and

~~personally known to me to be the~~ Secretary of said corporation, and personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and ~~severally~~ ^{PROVINCIAL} ~~acknowledged~~ that as such AGENT ~~President and~~ ^{he} ~~Secretary~~, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as ^{his} 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 seal this 25th day of August, 1994.

Kristin Nystedt
Notary Public

Commission expires 1/3/96



94755952

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE'S
LEGAL FORMS

UNOFFICIAL COPY

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Exhibit A

Permitted Encumbrances

1. General real estate taxes for the year 1994 and subsequent years;
2. Declaration of Covenants, Conditions, Restrictions and Rights dated April 25, 1994;
3. Easement Grant dated May 27, 1994;
4. Acts done or suffered by or through the Purchaser.
5. This conveyance is subject to the right (but not the obligation) of Grantor to repurchase the property conveyed hereby for the original consideration paid by Grantee, subject to customary closing prorations and conditions), in its present condition (or better) and subject to no additional exceptions or encumbrances than those listed hereon, if Grantee or its successors or assigns have not on or before two (2) years from the date hereof: (a) received "Architectural Approval" to construct a "Dwelling Unit" as such terms are defined in and pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Rights made by the Dominican Province of St. Albert the Great, USA, dated April 25, 1994 (the "Covenants"); and (b) been issued all appropriate permits by the Village of River Forest (and any other necessary governmental units) to commence construction thereon. Such right of repurchase shall be exercisable by written notice to the then-current owner of record on or before August 15, 1996. In the event such notice is delivered, the then-current owner and Grantor shall work in good faith to reconvey the property within 30 days and in accordance with local practice and customs.

Grantee further acknowledges that no person or entity or their respective majority-owned affiliates may own, directly or indirectly, legally or beneficially, more than three Residential Lots (as defined in and subject to Covenants) at any time or from time to time.

Grantee further agrees, at Grantee's sole cost and expense, to cause new sidewalks to be installed across the property conveyed hereby or on the public right-of-way adjacent to the property conveyed hereby, which installation shall be subject to the approval and the direction of the Village of River Forest.

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Property of Cook County Clerk's Office

01/15/2025

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Grantor reserves all rights and remedies available at law or equity in relation to these restrictions.

These restrictions shall be covenants running with the property conveyed hereby and shall be binding on all successors and assigns of Grantee.

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

2025/01/28

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

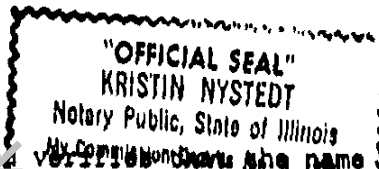
Dated: August 25, 1994

THE DOMINICANS, PROVINCE OF
ST. ALBERT THE GREAT, USA

Signature Michael A. Winkles

Subscribed and sworn to me by the
said Michael A. Winkles this
day of August, 1994.

Notary Public Kristin Nystedt



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Aug 25, 1994

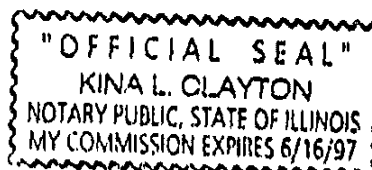
Signature John J. Meister

Subscribed and sworn to me by the
said _____ this
day of Aug, 1994.

Notary Public John J. Meister

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]



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