

UNOFFICIAL COPY

Cook County, Illinois
RECORDING REQUESTED AND RETURN TO:
STEWART TITLE GUARANTY COMPANY
1980 POST OAK BOULEVARD, #610
HOUSTON, TEXAS 77056
ATTENTION: JODIE TANNER

94870647

SPECIAL WARRANTY DEED

. DEPT-01 RECORDING 127.50
. T#2222 TRAN 9346 10/07/94 17101:00
. #2215 + KE #-94-870647
. COOK COUNTY RECORDER

STATE OF ILLINOIS

COUNTY OF COOK

FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK ("Grantor"), 840 Stillwater Road, West Sacramento, California 95605, for the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by FIRST MADISON BANK, FSB (to be hereafter renamed First Nationwide Bank, A Federal Savings Bank) ("Grantee"), 14651 Dallas Parkway, Suite 200, Dallas, Texas, 75240, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee, the real property located in Cook County, Illinois, more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements, structures and fixtures located thereon, and all of Grantor's right, title and interest in and to all rights, hereditaments and tenements appurtenant thereto, including without limitation, Grantor's right, title and interest in and to any and all appurtenances thereto, rights of ingress and egress, appurtenant easements or rights of way, rights of way fronting or bounding said real property adjacent or contiguous to said real property, strips or gores or pieces of property adjacent or contiguous to said real property and reversionary interests in and to real property (all of the foregoing being hereinafter collectively referred to as the "Property"), subject to the Permitted Encumbrances (as hereinafter defined).

This conveyance is made and accepted subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD, the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances against every person whatsoever lawfully claiming or to claim the same or any part hereof by, through or under Grantor, but not otherwise.

2950
09/07/94

51398 R78

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date set forth in the acknowledgment below, but effective for all purposes on the 30th day of September, 1994.

FIRST NATIONWIDE BANK
A Federal Savings Bank

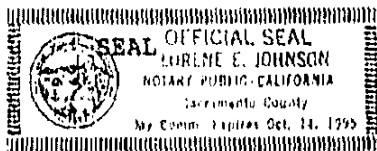
By: *Peter L. Bass*
Name: Peter L. Bass
Title: First Vice President

Attest:

[Signature]
(Assistant) Secretary

STATE OF CALIFORNIA
COUNTY OF YOLO

On September 20, 1994, before me, Lorene E. Johnson,
Notary Public, personally appeared Peter L. Bass,
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 acknowledged 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 entity upon behalf of which the
person(s) acted, executed the instrument.



WITNESS by hand and official seal.

Lorene E. Johnson
SIGNATURE OF NOTARY

Property Address and Permanent Real Estate Index Number shown on Exhibit A.

This instrument prepared by: Helen Volk

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EXHIBIT A

PROPERTY ADDRESS: 4531 North Broadway, Chicago, Illinois 60640

TAX ID NUMBER: 14-17-218-005, Volume 478
14-17-218-003, Volume 478
14-17-218-007, Volume 478
14-17-218-009, Volume 478
14-17-218-008, Volume 478
14-17-218-015, Volume 478

LOTS 127 TO 133, 334 AND THAT PART OF LOT 126 LYING SOUTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 126 TO THE SOUTHEAST CORNER OF LOT 134 ALL IN WILLIAM DEERING SURRENDER SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerks Office

10-7-94

CITY OF CHICAGO
REAL ESTATE TRANSACTION
DEPT. OF REVENUE OCT-29-94
5,640.00

STATE OF ILLINOIS
7,200
LEGISLATIVE DEPARTMENT

94870647

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EXHIBIT B

PERMITTED ENCUMBRANCES

PROPERTY ADDRESS: 4531 N. Broadway, Chicago, Cook, IL

1. GENERAL REAL ESTATE TAXES FOR THE YEARS ~~1993 AND 1994~~ ^{not yet} 1994. ~~TAX~~ ^{has been paid}
~~NUMBER 14-17-218-005, VOLUME 478 (AFFECTS LOT 126)~~

~~GENERAL REAL ESTATE TAXES FOR THE YEARS 1993 AND 1994. TAX NUMBER 14-17-218-006, VOLUME 478 (AFFECTS LOTS 129 TO 132).
GENERAL REAL ESTATE TAXES FOR THE YEARS 1993 AND 1994. TAX NUMBER 14-17-218-007, VOLUME 478 (AFFECTS LOT 128).
GENERAL REAL ESTATE TAXES FOR THE YEARS 1993 AND 1994. TAX NUMBER 14-17-218-009, VOLUME 478 (AFFECTS LOT 127).
GENERAL REAL ESTATE TAXES FOR THE YEARS 1993 AND 1994. TAX NUMBER 14-17-218-008, VOLUME 478. (AFFECTS LOT 334)
GENERAL REAL ESTATE TAXES FOR THE YEARS 1993 AND 1994. TAX NUMBER 14-17-218-015, VOLUME 478. (AFFECTS LOT 126)~~

2. THE FOLLOWING STANDARD EXCEPTIONS WHICH WERE SET FORTH IN THE COMMITMENT JACKET:
- (1) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - (2) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
 - (3) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
 - (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 - (5) TAXES, OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
3. ENCROACHMENT OF FENCE BELONGING TO SUBJECT LAND OVER AND ONTO LAND EAST AND ADJOINING A DISTANCE OF 0.76 FEET, MORE OR LESS. (AFFECTS LOT 126)
4. ENCROACHMENT OF FENCE BELONGING TO SUBJECT LAND OVER AND ONTO LAND NORTHWESTERLY AND ADJOINING A DISTANCE OF 0.47 FEET, MORE OR LESS. (AFFECTS LOT 126)
5. ENCROACHMENT OF CONCRETE CURB LOCATED MAINLY ON SUBJECT LAND OVER AND ONTO LAND SOUTHWESTERLY AND ADJOINING A DISTANCE OF 0.20 FEET, MORE OR LESS. (AFFECTS LOT 126)
6. ENCROACHMENT OF CONCRETE CURB LOCATED MAINLY ON SUBJECT LAND OVER AND ONTO LAND NORTHWESTERLY AND ADJOINING A DISTANCE OF 1.28 FEET, MORE OR LESS. (AFFECTS LOT 126)

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EXHIBIT B

CONTINUATION SHEET

PERMITTED ENCUMBRANCES

PROPERTY ADDRESS: 4531 N. Broadway, Chicago, Cook, IL

7. ENCROACHMENT OF GUARD RAIL LOCATED MAINLY ON SUBJECT LAND OVER AND ONTO LAND EASTERLY AND ADJOINING A DISTANCE OF 40 FEET, MORE OR LESS. (AFFECTS LOT 127)
8. ENCROACHMENT OF CONCRETE CURB LOCATED MAINLY ON SUBJECT LAND OVER AND ONTO LAND NORTHEASTERLY AND ADJOINING A DISTANCE OF 6.77 FEET, MORE OR LESS. (AFFECTS LOTS 132 AND 133)
9. ADVERSE ENCROACHMENT OF THE CONCRETE WALK LOCATED MAINLY ON THE LAND SOUTHERLY AND ADJOINING, OVER AND UPON THE SUBJECT LAND A DISTANCE OF 10.35 FEET, MORE OR LESS. (AFFECTS LOT 127)

Property of Cook County Clerk's Office

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