

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



94877775

SPECIAL WARRANTY DEED

STATE OF ILLINOIS

DEPT-01 RECORDING

\$29.50

COUNTY OF COOK

785555 TRAN 6809 10/12/94 14103100

40563 J.J. *-94-877775

FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK (formerly known as First Madison Bank, FSB, 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 HOUSEHOLD BANK, f.s.b. ("Grantee"), 2700 Sanders Road, Prospect Heights, Illinois, 60070, 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 in 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 whosoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date set forth in the acknowledgement below, but effective for all purposes on the 7th day of October, 1994.

FIRST NATIONWIDE BANK
A Federal Savings Bank

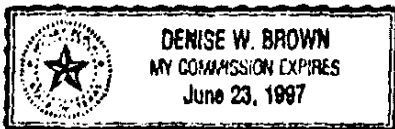
By: 
Name: Timothy M. O'Connor
Title: Senior Vice President

Attest:


(Assistant) Secretary

STATE OF TEXAS
COUNTY OF DALLAS

On October 5, 1994, before me, Denise W. Brown, Notary Public, personally appeared Timothy M. O'Connor, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.



WITNESS by hand and official seal.


SIGNATURE OF NOTARY

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

This instrument prepared by: Gardner Savage

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EXHIBIT A

PROPERTY ADDRESS: 4531 North Broadway, Chicago, Illinois 60640

TAX ID NUMBER: 14-17-218-005, Volume 478
14-17-218-006, 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 Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

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

General real estate taxes for 1994, not yet due and payable.

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)

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)

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)

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)

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)

ENCROACHMENT OF CONCRETE CURB LOCATED MAINLY ON SUBJECT LAND OVER AND ONTO LAND NORTHEASTERLY AND ADJOINING A DISTANCE OF 0.77 FEET, MORE OR LESS. (AFFECTS LOTS 132 AND 133)

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)

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Property of Cook County Clerk's Office

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REAL ESTATE TRANSACTION TAX

REVENUE STAMP

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OCT 12 1994

REAL ESTATE TRANSACTION TAX

REVENUE

1994

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