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GEORGE LEGAL FORMS

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

UNOFFICIAL COPY 94140568

NO. 003 February 1985

94140568

CAUTION: Consult a lawyer before using or acting under this form. No part of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 28th day of January, 1994, between Inter-American Insurance Co., of Illinois, in Liquidation, a 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 Elvira Shawe

(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 consid-

Above Space For Recorder's Use Only

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eration 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 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 attached for legal description.

COOK CO. NO. 018 788995



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE FEB 10 '94 92.00

079203

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP FEB 10 '94 40.00

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, 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:

Permanent Real Estate Index Number(s): 17-17-228-020-1027 and 17-17-228-020-1052 Address(es) of real estate: 812 W. Van Buren, Chicago, IL 60607

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 President and attested by its Secretary, the day and year first above written. Special Deputy Receiver

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE FEB 10 '94 690.00

Inter-American Insurance Company of Illinois, in Liquidation (Name of Corporation) By [Signature] Special Deputy Receiver Attest: [Signature]

This instrument was prepared by (NAME AND ADDRESS)

PREPARED BY: GREGORY A. PAPIERNIK (Party) 6700 DEANVILLE (Address) CHICAGO IL 60645 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: ELVIRA N. SHAWE 812 W. VAN BUREN CHICAGO IL 60607 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO 333

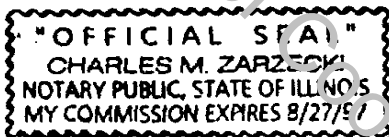
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STATE OF Illinois)
COUNTY OF Cook) ss.

I, Charles M. Zarzecki, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James W. Schacht personally known to me to be the Special Deputy Receiver ~~Resident of~~ Inter-American Insurance Co., of ILL. a Illinois corporation, and Special Deputy Receiver ~~Secretary~~ of said corporation, 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 Special Deputy Receiver he ~~President of~~ signed and delivered the said instrument ~~and caused the corporation to be authorized to be authorized to~~ pursuant to authority, ~~given by the Board of~~ of said corporation as their 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 28th day of January, 1994.



Charles M. Zarzecki
Notary Public

Commission expires _____

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE*
LEGAL FORMS

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UNOFFICIAL COPY

PARCEL 1:

UNITE NUMBERS 4H AND G6 IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3691819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY"

COMMONLY KNOWN AS 812 WEST VAN BUREN, CHICAGO,
UNITS: 4H AND G6

PERMANENT REAL ESTATE INDEX NO.: 17-17-225-020-1027 VOL. 591
17-17-288-020-1008 VOL. 591

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