

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 15th day of June, 1995, between PREFERRED INVESTMENTS, INC., 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 SKM, INC., 6907 N. Eastprarie, Lincolnwood, IL 60645, an Illinois corporation, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:

95441848

DEPT-01 RECORDING 425.50

T#6666 TRAN 6275 07/07/95 16:55:00

10362 LC *-95-141848

COOK COUNTY RECORDER

Lot 13 in Lee's Subdivision of the west 1/2 of the Southeast 1/4 of Section 20, Township 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

PERMANENT INDEX NUMBERS: 20-20-408-037-0000

COMMON STREET ADDRESS: 6842 S. May Chicago, IL 60621

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax assessment for improvements heretofore completed; general taxes for the year 1993 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1995.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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 heirs and assigns forever.

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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, its 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first 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.

PREFERRED INVESTMENTS, INC.

BY: Gilbert Balin
Gilbert Balin, President

ATTEST: Gilbert Balin
Gilbert Balin, Secretary

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GILBERT BALIN, personally known to me to be the President and Secretary of Oak Park Investments, Inc., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such President and Secretary, he signed and delivered the said instrument 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 3rd day of March, 1995.



Commission Expires _____

Tracy L. Rowells
NOTARY PUBLIC

This instrument was prepared by Gilbert Balin, 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

95441543

Mail To: Starr & Rowells
Suite 1870
35 East Wacker Drive
Chicago, IL 60601

Send subsequent tax bills to:
SKM, Inc.
6907 N. East Prairie
Lindwood IL 60645

REVENUE JUN 1995 \$ 25.00