

SPECIAL WARRANTY DEED IN TRUST

THIS AGREEMENT made this 19th day of July, 1995, between PREFERRED INVESTMENTS, INC., an Illinois Corporation 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 Pioneer Bank & Trust as Trustee u/t/n 26025 dated June 2, 1995, having its office at 4000 W. North Avenue, Chicago, Illinois 60639, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER 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 their 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:

. DEPT-01 RECORDING \$25.50  
. T#0011 TRAN 7584 07/20/95 15:36:00  
. #7154 # RV \*-95-475406  
. COOK COUNTY RECORDER

Lot 48 in Oliver's Subdivision of Lot 2 in Assessor's Division of the Southeast 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. 4184125 10/1/95

PERMANENT INDEX NUMBERS: 16-22-405-038-0000  
COMMON STREET ADDRESS: 1638 S. Karlov, Chicago, IL

GIT

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general taxes for the year 1994 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, his heirs and assigns forever.

Exhibit "A" Attached.

95-175406  
File

# UNOFFICIAL COPY

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, their 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 Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 19th day of July, 1995.

PREFERRED INVESTMENTS, INC.

By

*Gilbert Balin*

President

Attest:

*Gilbert Balin*

Secretary

State of Illinois )

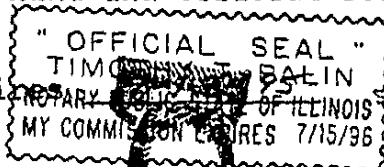
) ss

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 of PREFERRED INVESTMENTS, INC. an Illinois Corporation, and Gilbert Balin personally known to me to be the Secretary of said 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 severally acknowledged that such President and Secretary, 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 19th day July 1995.

Commission Expires



*Timothy T. Balin*  
NOTARY PUBLIC

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

Send subsequent tax bills to:

Mail To:

RICHARD D. GLICKMAN  
ATTORNEY AT LAW

111 W. WASHINGTON STREET  
SUITE 1025  
CHICAGO, ILLINOIS 60602

PIONEER BK TR 26025

4000 W NORTH AV

CHICAGO IL 60639

50175106

MAIL TO

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Exhibit A

Property of Cook County Clerk's Office

95475406

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