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GEORGE E. COLE
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

95647734

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 25th day of ~~September~~ August 1995, 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 Van D. Tomaras and Andrea B. Granito ~~Tomarcus~~

(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 valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Liquidators of said corporation, 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:

See Exhibit A

DEPT-01 RECORDING \$25.00
T00012 TRAN 6600 09/25/95 11:01:00
#1771 + C.G *--95-647734
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

2500
du

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, their 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, 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 the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to:
Permanent Real Estate Number(s): 17-17-228-020-1023; 17-17-228-020-1094; 17-17-228-020-1095
Address(es) of real estate: 812 W. Van Buren, Unit 4D, P-19, P-20, Chicago, Illinois

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.

LIQUIDATOR

Inter-American Insurance Co. of Illinois

In Liquidation (Name of Corporation)

By [Signature]

President
LIQUIDATOR

Attest: [Signature]

Secretary

BOX 333-CTI

This instrument was prepared by J. Kevin Baldwin, 222 Merchandise Mart Plz. Chicago, IL
(Name and Address) 60654

YOKIT 94923079 94923079

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MAIL TO: VAN TOMARAS
 (Name)
812 W. VAN BUREN
 (Address)
(CHICAGO) IL 60607
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
VAN TOMARAS
 (Name)
812 W. VAN BUREN
 (Address)
CHICAGO IL 60607
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, J. Kevin Baldwin a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Boozell
 personally known to me to be the Liquidator of Inter-American Insurance Co. of Illinois
 a Illinois corporation, and in liquidation personally known to me to be the
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 LIQUIDATOR President and Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of laws of State of Illinois 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 21 day of AUGUST 1995.

John Kevin Baldwin
 Notary Public

067332
 CO. NO. 615



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX

SEP 2 1995
 DEPT. OF REVENUE
 113.50

Commission Expires

NOTARIAL SEAL
 JOHN KEVIN BALDWIN
 Notary Public, State of Illinois
 My Commission Expires March 12, 1998

REAL ESTATE
 REVENUE STAMP
 SEP 2 1995
 56.75

Box _____

SPECIAL WARRANTY DEED
 Corporation to Individual

TO _____

ADDRESS OF PROPERTY: * * * * *
 2576 _____

MAIL TO: * * * * *

851.25

512

95647734

GEORGE E. COLE
 LEGAL FORMS

UNOFFICIAL COPY

PARCEL 1:

UNIT 4D AND P19 & 20 IN THE WESTOATE 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 WEST, 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.

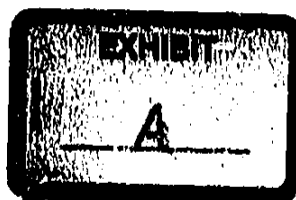
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF BASEMENTS, 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
UNIT 4D AND P19-20(outdoor parking spaces)

95647734



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Property of Cook County Clerk's Office