

SPECIAL WARRANTY DEED **UNOFFICIAL COPY**

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RECORDED
MAY 14 1995 9:30 AM
4972 111 * 95-709382
COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 10th day of May, 1995 between GALAXY PROPERTIES, INC., P.O. Box 64815, Chicago, IL 60664, 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 JACK COMPTON, 22 W. 330 2nd St., Glen Ellyn, IL 60137, 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 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 Directors of said corporation, by these presents does REMISE RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

Lot 11 in Block 42 in South Chicago, A Subdivision by Calumet and Chicago Canal and Dock Company of the East 1/2 of the West 1/2 and parts of the East Fractional 1/2 of Fractional Section 6, North of the Indian Boundary Line, and that part of Fractional Section 6, South of the Indian Boundary Line, lying North of the Michigan Southern Railroad and Fractional 5, North of the Indian Boundary Line all in Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1992 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1993 to the present; any and all unpaid general real estate taxes; and to any condition that an inspection of the premises and an accurate survey would reveal.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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, his 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, his 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: only the matters stated herein, but not otherwise.

Permanent Real Estate Index Number(s): 20-06-216-041-0000

Address(es) of real estate: 8926 S. Commercial, Chicago, IL 60617

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IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, the day and year first above written.

GALAXY PROPERTIES, INC.

By [Signature] VP

Attest [Signature]

This instrument was prepared by Steven R. Dobrofsky, Esq., 166 W. Washington St., Suite 220, Chicago, IL 60602

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT STEVEN R. DOBROFSKY personally known to me to be the Vice President of GALAXY PROPERTIES, INC. a Illinois corporation, and STEVEN R. DOBROFSKY 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 Vice President and Secretary, they signed and delivered the said instrument pursuant to authority, given by the Board of Directors 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 form.

Given under my hand and Notarial Seal this 10th day of May, 1995

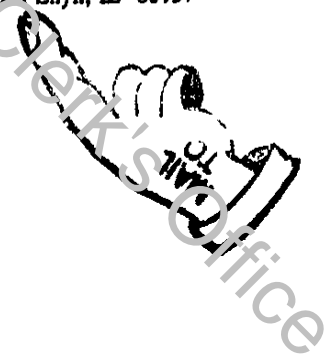
[Signature]
NOTARY PUBLIC
"OFFICIAL SEAL"
BENITTA BERKE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 29, 1995

MAIL TO: JACK COMPTON, 22 W. 330 2nd St., Glen Ellyn, IL 60137
SEND SUBSEQUENT TAX BILLS TO: JACK COMPTON, 22 W. 330 2nd St., Glen Ellyn, IL 60137

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Exempt under provisions of paragraph L,
section 4, Real Estate Transfer Tax Act

5-10-95 [Signature]
Date Buyer, Seller or Representative



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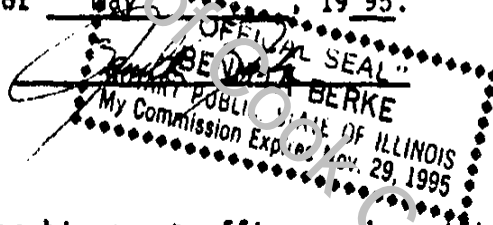
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 1, 19 95 Signature: GALAXY PROPERTIES, INC.
By [Signature] V.P.
Grantor or Agent

Subscribed and sworn to before me by the
said Grantor this
4th day of May, 19 95.

Notary Public

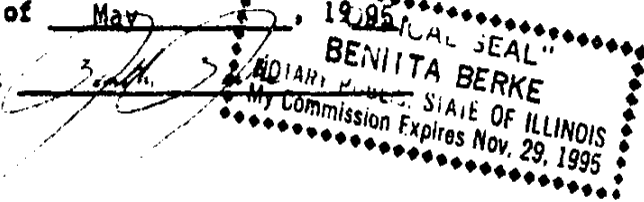


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 4, 19 95 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Grantee this
4th day of May, 19 95.

Notary Public



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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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Property of Cook County Clerk's Office