

UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

95885247

192

THIS AGREEMENT, made this 8th day of December, 1995, between Inter-American Insurance Co. of Ill. a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Michael D. Lurie \* 35 Fox Trail, Lincolnshire, IL

(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 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 Liquidator 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 State of Illinois known and described as follows, to wit:

Unit 5D and G-13, 812 W. VanBuren  
See Legal Description Attached hereto as Exhibit A

\*UNMARRIED MALE NEVER HAVING BEEN MARRIED

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, 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:

Permanent Real Estate Number (s): 17-17-228-020-1032; 17-17-228-020-1059

Address(es) of real estate: Unit 5D and G-13, 812 W. VanBuren

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

BOX 333-CTI

Inter-American Insurance Co. of Ill., In Liquidation

(Name of Corporation)

Peter G. Gallanis  
Special Deputy Liquidator, Peter G. Gallanis

This instrument was prepared by J. Kevin Baldwin, 222 Merchandise Mart Plaza, Suite 1450, Chicago, IL 60654  
(Name and Address)

DEPT-01 RECORDING \$25.00  
T40012 TRAN.8262 12/20/95 14:03:00  
#4905 # CG \*-95-885247  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

2589

95885247

75-84600-88

# UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Michael D. Lurie  
 \_\_\_\_\_ (Name)  
Unit 5D, 812 W. Van Buren  
 \_\_\_\_\_ (Address)  
Chicago, Illinois  
 \_\_\_\_\_ (City, State and Zip)

Michael D. Lurie  
 \_\_\_\_\_ (Name)  
Unit 5D, 812 W. Van Buren  
 \_\_\_\_\_ (Address)  
Chicago, Illinois  
 \_\_\_\_\_ (City, State and Zip)

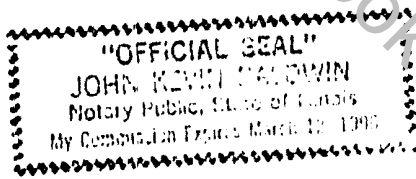
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF Illinois ss.

COUNTY OF Cook

I, John K. Baldwin a Notary Public  
 in and for the said County in the State aforesaid, DO HEREBY CERTIFY that Peter G. Gallanis  
 personally known to me to be the Special Deputy Liquidator of Inter-American Ins. Co. of Illinois  
 an Illinois corporation appeared before me this day in person, and severally acknowledged  
 that as such Special Deputy Liquidator he signed and delivered the said instrument and caused the signature  
 of Mark Boozell, Liquidator of said corporation to be signed thereto as his free and voluntary act, pursuant to the  
 authority granted under the attached Power of Attorney and by virtue of the laws of the State of Illinois.

Given under my hand and official seal, this 8th day of December, 19 95.



John K. Baldwin  
 Notary Public

Commission expires \_\_\_\_\_

CITY OF CHICAGO  
 REAL ESTATE TRANSFER TAX  
 0 4 4 4 5 9  
 DEPT. OF REVENUE  
 REC'D DEC 20 1995  
 PA. 1107

COOK COUNTY  
 REAL ESTATE TRANSFER TAX  
 STATE REVENUE  
 REC'D DEC 20 1995  
 PA. 1107  
 0 9 9 9 7 7  
 63.00

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 REC'D DEC 20 1995  
 PA. 1098  
 2 4 6 5 4 9  
 CO. NO. 015  
 DEPT.

95885247

# UNOFFICIAL COPY

**PARCEL 1:**

UNIT 5D AND G-13 IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

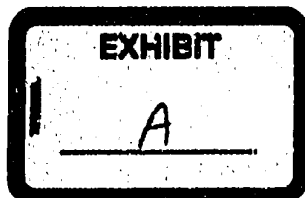
LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT 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 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 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  
UNIT: 5D AND G-13 (Indoor Parking Space)



95885247

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/11