

95514677

DEPT-01 RECORDING 925.50
T02222 TRAN 9257 05/12/95 14:51:00
00123 \$ K E * - 95 - 3 14677
THE ABOVE SPACE FOR COUNTY RECORDER

95001518 11/1/94

THIS INDENTURE, made this 30th day of November 30, 1994 between F & S LIMITED, c/o 166 W. Washington St., Suite 220, Chicago, IL 60602, 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 GLORIA ROYSTON, of 3983 S. Lake Park, Chicago, Illinois, 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 her 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 2 in Farr's Resubdivision of Lots 4, 5, and 6 and that part of Lot 7 lying East of Wabush Avenue (except feet from the North 33 Feet of Lots 4, 5, and 7 taken for widening 37th Street and except the East 59.15 feet of said Lot 4 taken for widening Michigan Avenue) in Brown's Subdivision of the North 1/2 of the South West 1/4 of the South West 1/4 of Section 34, Township 39 North, Range 14, 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; existing leases and tenancies; 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 1993 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 thereto 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, her 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, her 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): **17-34-328-002-0000**
Address(es) of real estate: **3707 S. Wabush., Chicago, IL**

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 President, and attested by its Secretary, the day and year first above written.

F & S LIMITED

By Fred Berke - Pres

Attest Fred Berke - Sec

This instrument was prepared by Fred Berke, 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 FRED BERKE personally known to me to be the President of F & S LIMITED a Illinois corporation, and FRED BERKE, 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 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 30th day of November, 1994

NOTARY PUBLIC
OFFICIAL SEAL
JOSEPH D BERKE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES ON 05/31/97

MAIL TO: GLORIA ROYSTON, 3983 S. Lake Park, Chicago, IL 60653
SEND SUBSEQUENT TAX BILLS TO: GLORIA ROYSTON, 3983 S. Lake Park, Chicago, IL 60653

2350

UNOFFICIAL COPY

ATI TITLE COMPANY
One Franklin Plaza Drive, Suite 800
Oakbrook Terrace, IL 60181

001234
001234
001234
001234
001234

Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
\$ 1.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
\$ 2.00

REAL ESTATE TRANSACTION TAX
REVENUE
\$ 3.00

001234