

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

96-123804

F	2550	A
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. 0211-01 RECORDING \$25.50
 . 135666 TRON 2203 06/04/96 04:35:00
 . 19254 + KE *--96-423804
 . COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this **19th** day of **May**, 1996 between **PARKWAY PROPERTIES, L.L.P.**, c/o 166 W. Washington St., Suite 220, Chicago, IL 60602, a partnership 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 **THE MALACHI CORPORATION, INC.**, an Illinois not-for-profit corporation, of 12004 S. Yale Ave., Chicago, IL 60628, party of the second part, 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 its successors 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:

96-123804

The West 31 Feet of Lot 3 and Lot 4 (except the West 31 Feet thereof) in Linsenbarth's Resubdivision of Lot 1 (except the East 7 Feet thereof), the South 169.6 Feet of Lot 2, the East 69 Feet of the North 136.6 Feet of Lot 2 and the East 16 Feet of the South 169.6 Feet of Lot 3, all in his subdivision of Outlot 36 in the School Trustees Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Permanent Index # 20-16-223-014-0000.

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 1993, if any, and subsequent years taxes and installments including taxes which may accrue by reason of new or additional improvements during the year(s) 1994 to the present, if any; to any condition that an inspection of the premises and an accurate survey would reveal; and to any City of Chicago Building Court Violations, if any.

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 its successors 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, its successors 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**.

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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 13, 1996

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____
this 13th day of May,
1996.

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.

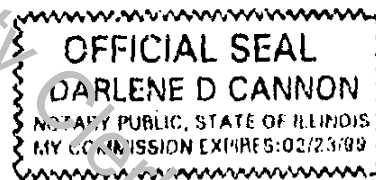
Dated May 13, 1996

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____
this 13th day of May,
1996.

Notary Public _____



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

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