

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1994

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

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 31st day of March,  
19 96, between BEST QUALITY CONSTRUCTION CO.,

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 RICHARD \*CARTER & KELLI \*LIPPA of 525 North Ada Street,

Chicago, Illinois 60622, in JOINT TENANCY and not Tenancy in (Name and Address of Grantee) Common, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) Dollars and \_\_\_\_\_ 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 REINISE, 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: PARCEL A:

Lots 29 and 30 (Except the South 107.02 feet thereof) in Block 9 in Bickerdike's Addition to Chicago in the West Half of the Northwest Quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

\*DEAN\* \*LYNN\*

With Rights of Survivorship.

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): 17-08-111-027-0000 & 17-08-111-028-0000;

Address(es) of real estate: 644 North Armour Street, Chicago, Illinois 60622.

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.  
BEST QUALITY CONSTRUCTION CO.

(Name of Corporation)

By X Andrew Zubek  
ANDREJ ZUBEK, President & Secretary

~~XXXXXX~~ X Andrew Zubek  
SECRETARY

This instrument was prepared by JOHN W. SEREDA, JR., Attorney at Law, 11732 South Western Avenue  
(Name and Address) Chicago, Illinois 60643

### BOX 333-CTI

96453236

DEPT-01 RECORDING \$75.00  
T:0012 TRAN 0932 06/13/96 11:31:00  
#6842 : CG \* - 96 - 453236  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

Doc 2 Cont 7606730

96453236

# UNOFFICIAL COPY

MAIL TO: Rory Dounce  
 (Name)  
200 E Randolph Suite 7500  
 (Address)  
Chicago IL 60601  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
RICHARD CARTER & KELLI LIPPA  
 (Name)  
644 North Armour Street  
 (Address)  
Chicago, Illinois 60622  
 (City, State and Zip)

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

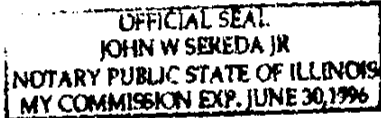
STATE OF ILLINOIS  
 COUNTY OF COOK } ss.

I, JOHN W. SEREDA, JR., a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREJ ZUBEK  
 personally known to me to be the \_\_\_\_\_ President of BEST QUALITY CONSTRUCTION CO.  
 a n Illinois corporation, and ANDREJ ZUBEK, 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 and caused the corporate seal of said corporation to be affixed thereto, 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 forth.

Given under my hand and official seal, this 31st day of MAY, 1996.

John W. Sereda Jr.  
 JOHN W. SEREDA, JR., Notary Public

Commission expires June 30, 1996.



Box 96453236

**SPECIAL WARRANTY DEED**  
 Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

**GEORGE E. COLES**  
 LEGAL FORMS

UNOFFICIAL COPY

COOK  
CO. NO. 016

0 1 5 2 4 3



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

DEPT. OF  
REVENUE

202.00

REAL

101.00

REVENUE  
STAMP JUN 17 '96  
P.S. 11424



Property of Cook County Clerk's Office

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REC'D

10/16

CHGO.

757.50

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REC'D

10/16

CHGO.

757.50

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