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SPECIAL WARRANTY DEED

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96545406

DEPT-01 RECORDING \$25.50
 T#5555 TRAN 7989 07/17/96 13:00:00
 40260 JJ *96-545406
 COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 16th day of July, 1996 between BENITTA BERKE, of the City of Chicago, County of Cook, and State of Illinois, party of the first part, and JOSEPH BERKE as Trustee under Trust Agreement dated July 16, 1996 and known as Trust Number 96-1163-67 and not individually, of 166 W. Washington St., Suite 220, Chicago, IL 60602, 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 by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

Lot 3 in the Assessor's Division of Lot 6 in Gottfried Knauss Subdivision of the North 1/2 of Block 1 and the West 100 Feet of the South 1/2 of said Block 1 in the Subdivision by the Commissioners of the Illinois and Michigan Canal of the South Fractional 1/4 of Section 3, 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; 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; unpaid general real estate and special assessments, if any; 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 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 successors and assigns forever.

And the party of the first part, for herself, and her heirs and assigns, does covenant, promise and agree, to and with the party of the second part, his successors and assigns, that she 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 her, she WILL WARRANT AND DEFEND, subject to: only the matters stated herein, but not otherwise.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
 SECTION 4, REAL ESTATE TRANSFER TAX ACT.

7/16/96 Joseph B. Berke as Trustee TR 96-1163-67
 DATE BUYER, SELLER OR REG.

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Permanent Real Estate Index Numbers: 17-03-200-074-0000, 17-03-200-075-0000 and 17-03-200-076-0000

Address(es) of real estate: 1163-67 N. State Street, Chicago, IL 60610

IN WITNESS WHEREOF, said party of the first party has caused her name to be signed to these presents the day, month and year first above written.



BENITTA BERKE

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 **BENITTA BERKE** personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and volunary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of July, 1996.

OFFICIAL SEAL
STEVEN R DOBROFSKY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 21, 1998



NOTARY PUBLIC

MAIL TO: STEVEN R. DOBROFSKY, ESQ., 166 W. Washington St., Suite 220, Chicago, IL 60602
SEND SUBSEQUENT TAX BILLS TO: TR# 96-1163-67, 1307 S. Wabash, Suite 201, Chicago, IL 60605

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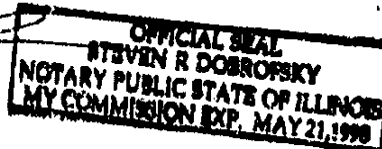
STATEMENT BY GRANTOR AND GRANTEE

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 July 16, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Grantor this
16th day of July, 1996.

Notary Public [Signature]



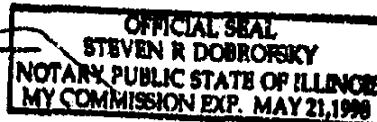
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

JOSEPH BERKE as Trustee U/T/A dated 7/16/96 TR# 96-1163-67

Dated July 16, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Grantee this
16th day of July, 1996.

Notary Public [Signature]



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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

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