

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 304  
November 1994

Fatic #

95375 181

WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

96648266

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.

THE GRANTOR Fleet Finance, Inc., 3 Copley Place, Boston, Massachusetts 02116

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100s

DEPT-01 RECORDING \$23.50  
T80010 TRAN 5903 08/23/96 14:52:00  
35749 CJ \*-96-648266  
COOK COUNTY RECORDER

(\$10.00) DOLLARS, and other good and valuable considerations \_\_\_\_\_ in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Abe Abrams and Michael Masek 6450 N. Sacramento, Chicago, IL 60645

Above Space for Recorder's Use Only

(Name and Address of Grantee)  
the following described Real Estate situated in the County of Cook City of Chicago in State of Illinois, to wit:

2330

SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION

And Grantor, for itself and its successors does represent, warrant, covenant, promise and agree to and with Grantee, Grantees heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Permanent Real Estate Index Number(s): 26-07-167-016  
Address(es) of Real Estate: 9563 S. Bensley Avenue, Chicago, IL

96648266

SUBJECT TO Provisions of existing building and zoning laws; existing rights and obligations in party walls which are not the subject of written agreement; such taxes for the then current year as are not due and payable on the date of delivery of such deed; all liens for municipal betterments assessed after the date of this Agreement; all easements, restrictions and agreements of record presently in force and applicable which do not interfere with the reasonable use of the Premises as now used.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its \_\_\_\_\_ Secretary, this 21st day of August, 1996.

Fleet Finance, Inc., by its attorney-in-fact, Fleet Real Estate Capital, Inc., d/b/a Fleet Management and Recovery  
(Name of Corporation)

Impress  
Corporate Seal  
Here

By \_\_\_\_\_ Name: \_\_\_\_\_ Title: \_\_\_\_\_

Attest: \_\_\_\_\_ Secretary

# UNOFFICIAL COPY

WARRANTY DEED  
Corporation to Individual

TO

GEORGE E. COLE  
LEGAL FORMS

**CITY OF CHICAGO**  
**REAL ESTATE TRANSACTION TAX**

SUBJECT 1

REVENUE 1/31/96

191.26

**LEGAL DESCRIPTION:**

LOT 24 IN SOUTH SHORE SECOND ADDITION TO JEFFERY MANOR BEING A RESUBDIVISION OF PARTS OF BLOCKS 1, 2, 3, 6 AND 7 AND PORTIONS OF VACATED STREETS AND ALLEYS IN CALUMET TRUST SUBDIVISION NUMBER 3 IN SECTION 7 TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS  
 REAL ESTATE TRANSACTION TAX

DEPT OF REVENUE

25.50

COOK COUNTY

REAL ESTATE TRANSACTION TAX

12.75

IMPRESS  
NOTARIAL SEAL  
HERE

State of Massachusetts, County of Suffolk, ss.

The foregoing instrument was acknowledged before me by \_\_\_\_\_ personally known to me to be the free act of Fleet Real Estate Capital, Inc., d/b/a Fleet Management and \_\_\_\_\_ in association with Fleet Finance, Inc.

**ERIC B. CHRISTENSEN**

NOTARY PUBLIC

21<sup>st</sup> day of August 19 96

Given under my hand and official seal, the

My Commission Expires Sept. 20, 2002

*Eric B. Christensen*

NOTARY PUBLIC

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

instrument was prepared by Richard Shopiro, Sulzer & Shopiro, Ltd., 10 South LaSalle Street, Suite 3505, Chicago, Illinois 60603 (Name and Address)

997819996  
66648266

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

(City, State and Zip) \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Abe Abrams and Michael Masek

(Name)

9563 S. Bensley Avenue

(Address)

Chicago, IL 60617

(City, State and Zip)

GR

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