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SPECIAL WARRANTY DEED

THIS AGREEMENT made this 6th day of July, 1995, between PREFERRED INVESTMENTS, INC., 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 SKM, INC., 6907 N. Eastprarie, Lincolnwood, IL 60645, an Illinois corporation, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:

96736290

DEPT-01 RECORDING \$25.50
 T47777 TRAN 0008 09/26/96 15:54:00
 19248 DR *-96-736290
 COOK COUNTY RECORDER

Lot 24 and the East 1/2 of Lot 23 in Boynton's Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 Section 15, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PERMANENT INDEX NUMBERS: 16-15-106-026-0000
 COMMON STREET ADDRESS: 4530 W. Wilcox Chicago, IL 60644

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax 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 1995.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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 heirs and assigns forever.

96736290

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 11.25%

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 00.25%

25/96

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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 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first 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.

PREFERRED INVESTMENTS, INC.

BY: Gilbert Balin
Gilbert Balin, President

ATTEST: Gilbert Balin
Gilbert Balin, Secretary

COOK County
REAL ESTATE TRANSACTION TAX
REVENUE
STATE SEPT 95
1162
05.75

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GILBERT BALIN, personally known to me to be the President and Secretary of Oak Park Investments, Inc., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his 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 3rd day of March, 1995.

OFFICIAL SEAL
TIMOTHY L ROWELLS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG. 20, 1996

Commission Expires

Timothy L Rowells
NOTARY PUBLIC

This instrument was prepared by Gilbert Balin, 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: Starr & Rowells
Suite 1870
35 East Wacker Drive
Chicago, IL 60601

SKM, Inc
6907 N Eastpark
Lombard, IL 60145

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
06.25

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MAP SYSTEM

CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

Use this form for name / address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such changes must be kept within the space limitations shown. DO NOT use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed original forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate. If you don't have enough room for the full name. Property Index Numbers MUST be included on every form.

PIN:

16 - 15 - 106 - 026 - 0000

NAME:

SKM TMC

MAILING ADDRESS:

STREET NUMBER STREET NAME APT or UNIT

6907 N EAST PRAIRIE

CITY:

LIMCOLWOOD

STATE:

IL

ZIP CODE:

60645 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME APT or UNIT

4530 W WILCOX

CITY:

CHICAGO

STATE:

IL

ZIP CODE:

60624 -

SEP 26 1996

COOK COUNTY TREASURER

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Property of Cook County Clerk's Office

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