

5.00
13:26

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

REC'D
MAILINGS #
96762545 #
0019 PCH

THIS AGREEMENT, made this _____ day of October, 1996 between Nina Olshansky Co., 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 Nina Olshansky and Alex Olshansky, her husband, 1104 Devonshire, Buffalo Grove, Illinois, party of the second part,

96762545

10/07/96

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$ 10.00 Dollars and 00/100 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 their 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:

Unit 2, in the 4515 N. SEELEY CONDOMINIUMS as delineated on a survey of the following described real estate:

THE NORTH 5 1/2 FEET OF LOT 15 AND THE SOUTH 25 FEET OF LOT 16 IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 6, 7, AND 12 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY THE COLE TAYLOR BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1991 AND KNOWN AS TRUST NUMBER 95-4091 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 96667523, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96667523.

P.I.N.: 14-18-128-015

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 hereof, 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 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, his 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): 14-18-128-015-0000

Address(es) of Real Estate: 4515 North Seeley, Unit 3, Chicago, Illinois

25 ⁵⁰/₄₄

UNOFFICIAL COPY

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.

Nina Olshansky Co., Inc.

BY: [Signature]
President

ATTEST: [Signature]
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 7337 N. Lincoln, #283, Lincolnwood, Illinois 60646

MAIL TO:

Phillip I. Rosenthal
7337 N. Lincoln
Lincolnwood, Illinois 60646

SEND SUBSEQUENT BILLS TO:

Nina Olshansky
1104 Devonshire
Buffalo Grove, Illinois 60089

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

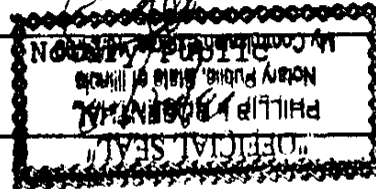
OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Nina Olshansky is personally known to me to be the President of NINA OLSHANSKY CO., INC., an Illinois corporation, Nina Olshansky, is, 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 1 day of October, 1996.

Commission Expires: _____



96762545

Exempt under Real Estate Transfer Tax Law 35 ILCS 206/31-45
sub par. 5 and Cook County Ord. 83-0-27 831 5

Date 10/17/1996 Sign. [Signature]

UNOFFICIAL COPY

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 10/1, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 1st day of October, 1996.



Notary Public Karen Murawski

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 10/1, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 1st day of October, 1996.



Notary Public Karen Murawski

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 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