

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1994

96090711

95 08265  
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 26 day of January, 1996, between D&T Investors, Ltd.

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 Keda Seals

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \_\_\_\_\_

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 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:

THE EAST 150 FEET OF LOT 84 (EXCEPT THE SOUTH 30 FEET) AND (EXCEPT THE NORTH 40 FEET OF SAID LOT) IN DIVISION 2 IN WESTFALL SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### LAWYERS TITLE INSURANCE CORPORATION

Subject ~~only to building lines~~ covenants, conditions or restrictions of record and general taxes for 1994.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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, her 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, 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 the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 21-30-312-037

Address(es) of real estate: 7606 South Marquette Ave, Chicago, IL 60649

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 1st President, and attested by its only Secretary, the day and year first above written.

D&T Investors, Ltd.

(Name of Corporation)

By David L. Shaw

President

Attest: [Signature]

Secretary

This instrument was prepared by Ernest N. Powell, Jr., 8110 South Cottage Grove, Chicago, IL 60619  
(Name and Address)

DEPT-01 RECORDING \$23.50  
7:0010 TRAN 3986 02/02/96 15:03:00  
48911 \* C.J. \*-96-090711  
COOK COUNTY RECORDER

96090711

Above Space for Recorder's Use Only

# UNOFFICIAL COPY

MAIL TO:

Keda Seals  
 (Name)  
7606 S. Marquette  
 (Address)  
Chicago, Ill. 60649  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Keda Seals

(Name)  
7606 S. MARQUETTE  
 (Address)  
Chicago, Illinois 60649  
 (City, State and Zip)

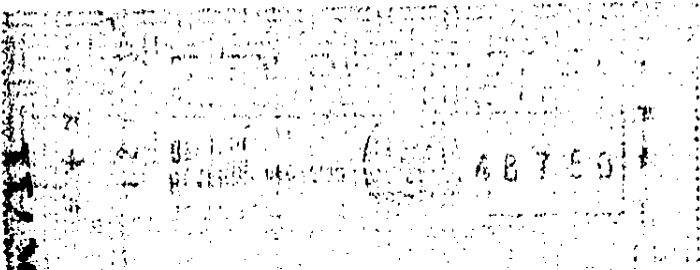
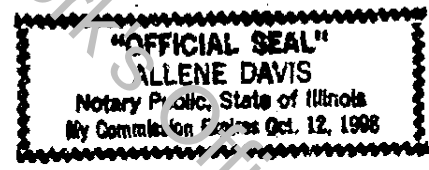
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF Illinois  
 COUNTY OF Cook } ss.

I, Allene Davis a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Diana L. Shaw  
 personally known to me to be the 1st President of D&T Investors, Ltd.  
 a Illinois corporation, and Tony Shaw, personally known to me to be the  
only 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 1st President and only 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 1st day of February, 1996.

Allene Davis  
 Notary Public  
 Commission expires Oct. 12, 1998



Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP FEB-2'95  
 No. 11422  
 32.50

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 FEB-2'96  
 65.00

ADDRESS OF PROPERTY:  
7606 South Marquette Avenue  
Chicago, Ill. 60649



MAIL TO: KEDA SEALS  
7606 S MARQUETTE  
CHICAGO, ILL 60649

GEORGE E. COLE®  
LEGAL FORMS

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D&T Investors

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