

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

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96096806

DEPT-01 RECORDING \$25.50  
 T47777 TRAN 6292 02/05/96 15:20:00  
 #3167 # SK # -96-096806  
 COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INSTRUMENT, made this 18th day of January, 1996 between **COMMAND PROPERTIES, INC.**, c/o 166 W. Washington St., Suite 220, Chicago, IL 60602, 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 **RONNIE MCKENZIE and J.C. MCKENZIE, SR.**, as Joint Tenants with right of survivorship of 3535 W. Flournoy, Chicago, IL 60620, 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 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 the State of Illinois known and described as follows, to wit:

Lot 14 in Block 10 in George K. Shoenberger's Subdivision of the West 3/4 of the North 40 Rods of the South East 1/4 of Section 14, Township 39 North, Range 13, lying 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; existing leases and tenancies; 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; general taxes for 1994, if any, and subsequent years taxes and installments including taxes which may accrue by reason of new or additional improvements during the year(s) 1994 to the present, if any; to any condition that an inspection of the premises and an accurate survey would reveal; and to any City of Chicago Building Court Violations, if any.

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, their 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, their 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: only the matters stated herein, but not otherwise.

Permanent Real Estate Index Number(s): 16-14-404-014-0000

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Address(es) of real estate: 3535 W. Flournoy, Chicago, IL 60624

IN WITNESS WHEREOF, said party of the first party 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, the day and year first above written.

COMMAND PROPERTIES, INC.

By [Signature]

Attest [Signature]

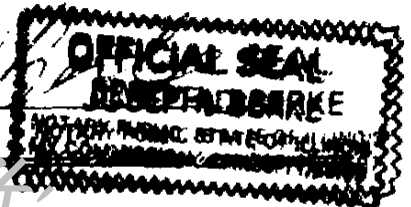
This instrument was prepared by Leslie C. Barnard, 166 W. Washington St., Suite 220, Chicago, IL 60602

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 LESLIE C. BARNARD personally known to me to be the Vice President of COMMAND PROPERTIES, INC. a Illinois corporation, and LESLIE C. BARNARD, 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 Vice President and Secretary, they signed and delivered the said instrument 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 Notarial Seal this 18th day of January, 1976

NOTARY PUBLIC



MAIL TO: RONNIE MCKENZIE, 3535 W. Flournoy, Chicago, Illinois 60624

SEND SUBSEQUENT TAX BILLS TO: RONNIE MCKENZIE, 3535 W. Flournoy, Chicago, Illinois 60624

check box

Exempt under provisions of paragraph 1,  
section 4, Real Estate Transfer Tax Act

[Signature]  
Date Buyer, Seller or Representative

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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 1/18/96, 19      Signature: *[Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said      this 18 day of Jan, 1996.

Notary Public *[Signature]*

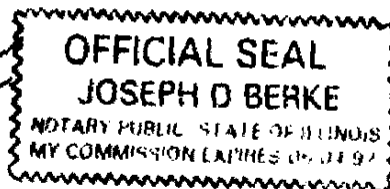


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 1/18/96, 19      Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said      this 18 day of Jan, 1996.

Notary Public *[Signature]*



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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