

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1994

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

96113251

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 19 day of JANUARY, 1996, between BEST QUALITY CONSTRUCTION CO.,

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 MICHAEL A. LICHTER and JERRY L. LICHTER, as husband and wife, do hereby grant, sell, convey and warrant in common but as TENANTS BY THE ENTIRETY, 1245 North Clear Street, 2nd Floor, Chicago, Illinois 60622 (Name and Address of Grantee) Illinois 60622

party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) 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 REMNDS, 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:

The North 16.66 feet of the South 90.76 feet of Lots 29 and 30 in Block 8 in Bickerdike's Addition to Chicago in the West 1/2 of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, 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, 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:

Permanent Real Estate Number(s): 17-08-111-027-0000 and 17-08-111-028-0000  
Address(es) of real estate: 640 North Armour Street, Chicago, Illinois 60622

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.  
**BEST QUALITY CONSTRUCTION CO.**

(Name of Corporation)  
By Andrzej Zuber  
ANDRZEJ ZUBER, President and SECRETARY  
~~XXXXXXXX~~ Andrzej Zuber  
Secretary

This instrument was prepared by JOHN W. SEREDA, JR., Attorney at Law, 11732 S. Western Ave.  
(Name and Address) Chicago, IL 60643.

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16F 2  
GMC

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 9102 02/09/96 14:49:00  
#7669 # CG \*-96-113251  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only  
2500  
96113251

# UNOFFICIAL COPY

MAIL TO: KATHRYN L. LICHTER  
 (Name)  
640 N. Armour St.  
 (Address)  
Chicago, IL 60622  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
MICHAEL A. & KATHRYN L. LICHTER  
 (Name)  
640 North Armour Street  
 (Address)  
Chicago, Illinois 60622  
 (City, State and Zip)

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

STATE OF ILLINOIS  
 COUNTY OF COOK ss.

I, JOHN W. SEREDA, JR., a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREJ ZUBEK  
 personally known to me to be the President of BEST QUALITY CONSTRUCTION CO.  
 a corporation, and ANDREJ ZUBEK, 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 19th day of JANUARY, 1996.

John W. Sereda, Jr.  
 JOHN W. SEREDA, JR., Notary Public  
 Commission expires June 30, 1996.

OFFICIAL SEAL  
 JOHN W SEREDA JR  
 NOTARY PUBLIC STATE OF ILLINOIS  
 MY COMMISSION EXP. JUNE 30, 1996

96113251

Box 904 333-C11

**SPECIAL WARRANTY DEED**  
**Corporation to Individual**

BEST QUALITY CONSTRUCTION CO.,  
 A Corporation in the State of  
 Illinois  
 TO  
MICHAEL A. LICHTER and KATHRYN L.  
LICHTER, as husband and wife.  
 ADDRESS OF PROPERTY:  
640 North Armour Street  
Chicago, Illinois 60622

MAIL TO:  
GEORGE E. COLE  
 LEGAL FORMS

UNOFFICIAL COPY

COOK  
CO. NO. 016

247756



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

FEB - 0'91 DEPT. OF REVENUE

200.00

Cook County  
REAL ESTATE TRANSFER TAX

100.00  
100

★  
★  
★  
★

24776

DEPT. OF REVENUE

FEB 3-91

CHGO.

ON TAX

750-

★  
★  
★  
★

CHGO.

ON TAX

750-

96113251

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