

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 603  
November 1994

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

96132325

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.

RECORDING 25.00  
TAX 0.50  
# 96132325

THIS AGREEMENT, made this 31st day of January,  
19 96, between BROOKS 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  
JOSEPH C. BROOKS III, 2032 Dewey, Evanston, IL 60201

COOK COUNTY  
RECORDER  
JESSE WHITE  
ROLLING MEADOWS

95 FEB 13 AM 11:54

(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 200 and no/100  
Dollars and other good and valuable in hand paid  
by the party of the second part, the receipt whereof is hereby acknowledged,  
and pursuant to authority of the Board of Sole Director  
of said corporation, by these presents does REMISE, RELEASE, ALIEN  
AND CONVEY unto the party of the second part, and to his 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:

Above Space for Recorder's Use Only

Lot 4 and 5 in Travers' Resubdivision of the East  
1/2 of Block 9 in Payne's Addition to Evanston, in the  
South West 1/4 of the South East 1/4 of Section 12,  
Township 41 North, Range 13, 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, claims 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): 10-12-419-008 (Lot 4) 10-12-419-009 (Lot 5)

Address(es) of real estate: 2120-22 Darrow Avenue, Evanston, IL 60201

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.

CITY OF EVANSTON  
EXEMPTION

*Hester Davis*  
CITY CLERK

96132325

BROOKS INC.

(Name of Corporation)

By Joseph C. Brooks President

Attest Joseph C. Brooks Secretary

This instrument was prepared by JOSEPH J. PODUSKA, 6059 W. Irving Park Road, Chicago, IL 60634  
(Name and Address)

25.50

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MAIL TO: JOSEPH J. PODUSKA (Name) 6059 W. Irving Park Road (Address) Chicago, Illinois 60634 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: JOSEPH C. BROOKS III (Name) 1722 Emerson St. (Address) Evanston, IL 60201 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. STATE OF Illinois COUNTY OF Cook



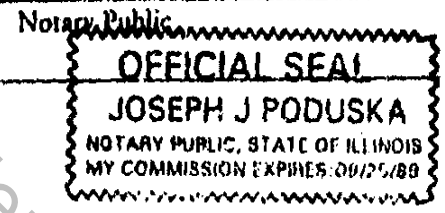
I, JOSEPH J. PODUSKA a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH C. BROOKS III personally known to me to be the President of BROOKS INC. a Illinois corporation, and JOSEPH C. BROOKS III, personally known to me to be the Secretary of said corporation, 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 Sole Director 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 31st day of January 19 96.

Notary Public signature

Exempt under Illinois Real Estate Transfer Tax Act Sec. 4, Par. E & Cook County Ord. 95104 Par. E.

Date 1/31/96 Signed [Signature]



Box SPECIAL WARRANTY DEED Corporation to Individual TO ADDRESS OF PROPERTY: 96132325 MAIL TO: GEORGE E. COLE LEGAL FORMS

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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 1-31, 1996

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Josiah J. Poussten this 31 day of JANUARY, 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.

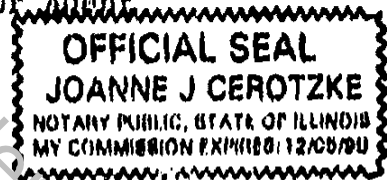
Dated 1-31, 1996

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Josiah J. Poussten this 31st day of JANUARY, 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 the 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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