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GEORGE E. COLE
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

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97444864

THIS AGREEMENT, made this 24th day of MAY, 1997, 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, party of the first part, and PATRICIA L. MILLER of 1122 W. Altgeld St. #8, Chicago, Illinois 60614
(Name and Address) of Grantee)

DEPT-01 RECORDING \$23.00
T#0012 TRAN 5584 06/20/97 14:50:00
#7829 # CG *-97-444864
COOK COUNTY RECORDER

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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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: PARCEL F:

The South 16.67 feet of the North 107.49 feet of Lots 1 and 2 in Block 9 in Bickerdike's Addition to Chicago in the West Half of the Northwest Quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Above Space for Recorder's Use Only

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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, her 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): 17-08-111-013 and 17-08-111-014

Address(es) of real estate: 648 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 Andrej Zubeck
ANDREJ ZUBEK, President AND
Attest: Andrej Zubeck
ANDREJ ZUBEK, Secretary

This instrument was prepared by JOHN W. SEREDA, JR., ATTORNEY AT Law - 11732 South Western Avenue
(Name and Address) Chicago, Illinois 60643

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MAIL TO:

SCOTT WARRIORS
(Name)
3001 N. SOUTHPORT #205
(Address)
CHICAGO, IL 60657
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

PATRICIA L. MILLER
(Name)
648 North Armour Street
(Address)
Chicago, Illinois 60622
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

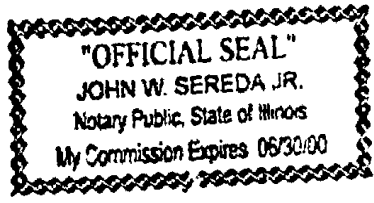
STATE OF ILLINOIS
COUNTY OF COOK } ss.

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., an ILLINOIS 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 29th day of May 1997.

JOHN W. SEREDA, JR. Notary Public
Commission expires June 30, 2000.



CITY OF CHICAGO
PROPERTY TAX
999.00

CITY OF CHICAGO
PROPERTY TAX
628.50

97444864

LEGAL ESTATE TRANSACTION TAX
108.00

STATE OF ILLINOIS
RECORDS & CLERK
217.00

ADDRESS OF PROPERTY

BOX 333-GTI

MAIL TO: GATI JUMARSAN
3001 N. SOUTHPORT #205
Chicago IL 60657

GEORGE E. COLE
LEGAL FORMS