

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

FCMS REO SUB CORP.,

a Utah corporation
("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to Brian K. Harris and Valerie D. Harris, husband and wife, ("Grantee") not in Tenancy in Common but in Joint Tenancy the following described real estate in Cook County, Illinois:

97476690

DEPT-CLERK RECORDS \$25.50
RECORDED 97-02/97 10:49:00
INDEXED 97-476690
BOOKED

97-0214

2552

LOT 12 (EXCEPT THE NORTH 23 FEET THEREOF) AND 13 IN BLOCK 1, IN THE SUBDIVISION OF LOTS 1 TO 10 BOTH INCLUSIVE IN CHARLES FINGER'S SOUTH SHORE ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN FOR WIDENING 83RD STREET), IN COOK COUNTY, ILLINOIS.

P.I.N. 21-31-119-041

Commonly known as: 8138 South Colfax Road, Chicago, Illinois 60617

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements heretofore completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvement heretofore completed; (h) general taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1997 to date (i) building, zoning, housing and other code violations, if any.

Grantor warrants to the Grantee and Grantee's heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

This conveyance is exempt under from the Illinois Residential Property Disclosure Act under Section 15(2) thereof.

Dated: June 25, 1997

FCMS REO SUB CORP., a Utah corporation

Kim A. Stevenson
Printed Name: Kim A. Stevenson
Its: Vice Pres

Attest:

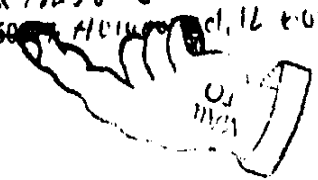
Terrell W. Smith
Printed Name: Terrell W. Smith
Its: Secretary

This document prepared by:
David C. Kluever
Tatooles, Foley, Kluever & Gibson
One N. LaSalle St. Suite 3100
Chicago, Illinois 60602

Mail subsequent tax bills to and after recording return to:

Mr. and Mrs. Brian K. Harris
8138 South Colfax 18238 c California
Chicago, Illinois 60617 A10111111 ch. 12 8-0430

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REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JUL 2 97
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JUL 2 97
 78.00

Property of Cook County Clerk's Office

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STATE OF UTAH)

COUNTY OF Summit)

) SS:

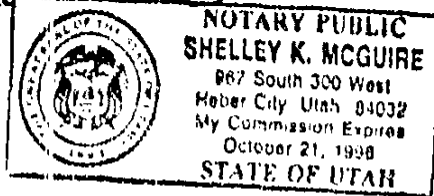
I, the undersigned, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Kim A. Stevenson personally known to me to the Vice President of Fairbanks Capital Corp., a Utah corporation and Terrell W. Smith personally known to me to be the Secretary of said corporation, and 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 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 uses and purposes therein set forth.

Given under my hand and official seal this 25th day of June, 1997.

Shelley K. McGuire

 Notary Public

My Commission Expires: _____



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