

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Corporation to Individual
Illinois

97479674

THIS INDENTURE, made this 17 day of April, 1997, is made and delivered by NOBART INVESCO, 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, whose address is 1133 South Wabash Avenue, Chicago, Illinois 60605, party of the first part, to JEFFREY ROLLINS, whose address is 3226 South Aberdeen Street, Chicago, Illinois 60608 party of the second part; WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No 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 its 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:

DEPT-61 RECORDING

\$27.50

156668 TRAH 8841 07/02/97 13:53:00
20078 * I R * 31-57-1-4 274674
COOK COUNTY RECORDER

THAT PART OF LOTS 1, 2 AND 3 (EXCEPT THE EAST 5 FEET OF SAID LOTS) IN THE ASSESSOR'S DIVISION OF BLOCKS 81 AND 82 (EXCEPT THE WEST 1/4 OF LOT 8) IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THAT PART OF LOT 14 OF PALMER'S SUBDIVISION OF SUB-LOTS 5 AND 6 IN SAID ASSESSOR'S DIVISION BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 64 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 IN SAID ASSESSOR'S DIVISION; THENCE NORTH 89 DEGREES, 56 MINUTES, 54 SECONDS EAST ON SAID NORTH LINE 87.86 FEET TO A POINT 5 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREE, 1 MINUTE, 54 SECONDS WEST ON THE WEST LINE OF THE EAST 5 FEET OF LOTS 1, 2 AND 3 IN SAID ASSESSOR'S DIVISION AND THE SAME EXTENDED SOUTH 150 FEET; THENCE SOUTH 89 DEGREES, 56 MINUTES, 54 SECONDS WEST ON A LINE 170 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF LOT 1 IN ASSESSOR'S DIVISION, 87.844 FEET TO A POINT IN A LINE DRAWN FROM A POINT 64 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 IN SAID ASSESSOR'S DIVISION TO A POINT 64 FEET EAST OF THE SOUTHWEST CORNER OF LOT 24 IN J. E. THOMAS' SUBDIVISION OF BLOCK 87 IN SAID CANAL TRUSTEES' SUBDIVISION; THENCE NORTH 0 DEGREE, 1 MINUTE, 32 SECONDS EAST ON A STRAIGHT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as 2601 South *State St.*; Chicago, Illinois

PIN: 17-27-300-040-0000

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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, its 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, its successors 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: covenants, conditions and restrictions of record, and all unpaid real estate taxes hereof.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 Vice Chairman and attested to by its Secretary the day and year first above written.

NOBART INVESCO, INC., an Illinois corporation

By: _____

Joseph J. Decker
Vice Chairman

ATTEST:

By: _____

[Signature]
Secretary

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Janice Lee Ruth, a Notary Public in and for said County, in the State

aforesaid, DO HEREBY CERTIFY that Matt Heidrich,

as Vice Chairman of NOBART INVESCO, INC., and Warren Yamakoshi,

as Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice Chairman and Secretary of said Corporation, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth..

GIVEN under my hand and notarial seal on April 17, 1997.

Janice Lee Ruth
Notary Public

This instrument was prepared by:

Kevin P. Breslin
KATZ RANDALL & WEINBERG
333 West Wacker Drive
Suite 1800
Chicago, Illinois 60606

After recording ^{mail} ~~return~~ to:
PHILIP RADMER
77 W. WASHINGTON # 515
CHICAGO IL 60602



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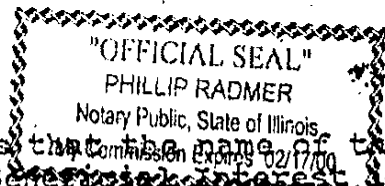
STATEMENT BY GRANTOR AND GRANTEE

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 July 2, 1997

Signature: *Art Knuckles*
Grantor or Agent

Subscribed and sworn to before me by the said ART KNUCKLES this 2nd day of July, 1997
Notary Public *Phillip Radmer*



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.

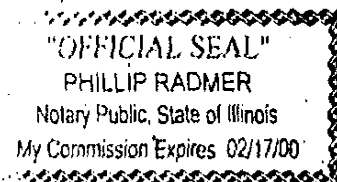
Dated July 2, 1997

Signature: *Art Knuckles*
Grantee or Agent

Subscribed and sworn to before me by the said ART KNUCKLES this 2nd day of July, 1997
Notary Public *Phillip Radmer*

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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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