

# UNOFFICIAL COPY

97522584

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17 day of July, 1997, between **FIRSTAR BANK ILLINOIS**, an Illinois banking 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 **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a Trustee under Trust Agreement dated July 12, 1993 and known as Trust Number 11718905, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) and no/100 Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is heroby acknowledged, and pursuant to authority of the Board of Directors of said banking corporation, by these presents does REMISE, RELEASES, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in Cook County, Illinois, and described as follows, to-wit:

DEPT-01 RECORDING 123.50  
T50011 TRAN 8488 07/18/97 14:43:00  
#0402 + KP \*-97-522584  
COOK COUNTY RECORDER

LOTS 1 AND 2 IN BLOCK 1 IN WINKELMAN'S SUBDIVISION OF BLOCK 1 AND BLOCK 12 IN E. SIMONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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LOTS 1 AND 2 IN BLOCK 1 IN WINKELMAN'S SUBDIVISION OF BLOCK 1 AND BLOCK 12 IN E. SIMONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS PROPERTY IS BEING PURCHASED IN "AS IS" CONDITION.

Permanent Index Number: 13-35-405-012  
Address of real estate: 3201-03 West Armitage Avenue/1946-48 North Kedzie Avenue, Chicago, Illinois 60647

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders, 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 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 personal lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

1st AMERICAN TITLE order # 01088/16 mc  
2 of 3

Covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the 2nd installment of 1996 and subsequent years; city code violations; and proceedings known as City of Chicago v. Carlos Castro et al., Case No. 95 M1-407238, pending in the Circuit Court of Cook County, Illinois, Municipal Department, First District.

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Address

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Vice President, the day and year first above written.

FIRSTAR BANK ILLINOIS

By Robert Stark  
Robert Stark, Vice President

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STATE OF ILLINOIS )  
COUNTY OF DuPage ) SS.

I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that Robert Stark, personally known to me to be the Vice President, of Firstar Bank Illinois, an Illinois banking corporation, of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said banking corporation, as his free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of July, 1997.



"OFFICIAL SEAL"  
ANDREA McANALLY  
Notary Public, State of Illinois  
My Commission Expires 11-18-99

Andrea McAnally  
Notary Public

Mail To:  
RON KARLAN  
188 W. RANDOLPH #1200  
CHICAGO, IL 60601

Send Subsequent Tax Bills To:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This instrument was prepared by: Randolph E. Ruff, DeHaan & Richter, P.C., 55 West Monroe Street, Suite 1000, Chicago, Illinois 60603

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
\$ 0.00

Real Estate Transaction Tax  
REV. 1007  
\$ 115.00

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