

**SPECIAL WARRANTY DEED**

97645899

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**THIS INDENTURE**, made this 25th day of April, 1996 between **COMMAND PROPERTIES, INC.**, c/o 166 W. Washington St., Suite 220, Chicago, IL 60602, 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 **PARKWAY PROPERTIES, L.L.P.**, an Illinois partnership of 166 W. Washington St., Chicago, IL 60602, party of the second part, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) 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 successors and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

The South 16 2/3 Feet of Lot 10 and the North 16 2/3 Feet of Lot 11, in Block 5 in L.W. Beck's Subdivision of the South East 1/4 of the South West 1/4 of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Permanent Index Number: 20-21-325-017-0000

**SUBJECT TO:** Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies, special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for 1993, if any, and subsequent years taxes and installments including taxes which may accrue by reason of new or additional improvements during the year(s) 1994 to the present, if any; to any condition that an inspection of the premises and an accurate survey would reveal; and to any City of Chicago Building Court Violations, if any.

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 successors 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**,

# UNOFFICIAL COPY

subject to: only the matters stated herein, but not otherwise.

Permanent Real Estate Index Number(s): 20-21-325-017-0000

Address(es) of real estate: 7050 S. Parnell Ave., Chicago, IL 60621

**IN WITNESS WHEREOF**, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, the day and year first above written.

COMMAND PROPERTIES, INC.

By James Barnard  
Attest James Barnard

This instrument was prepared by L. Barnard, 166 W. Washington St., Suite 220, Chicago, IL 60602

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF COOK   )

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT **LESLIE BARNARD** personally known to me to be the Vice President of **COMMAND PROPERTIES, INC.**, an Illinois corporation, and **LESLIE BARNARD**, 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 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 Notarial Seal this 25th day of April, 1996.

**OFFICIAL SEAL**  
**JOSEPH D BERKE**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05/04/01

Joseph D. Berke  
NOTARY PUBLIC

**MAIL TO: PARKWAY PROPERTIES, L.L.P., 166 W. Washington St., Chicago, IL 60602**  
**SEND SUBSEQUENT TAX BILLS TO: PARKWAY PROPERTIES, L.L.P., 166 W. Washington St., Chicago, IL 60602**



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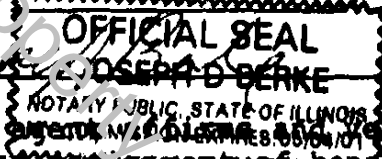
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## STATEMENT BY GRANTOR AND GRANTEE

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 \_\_\_\_\_, 19\_\_\_\_ Signature: [Signature]  
Grantor or Agent

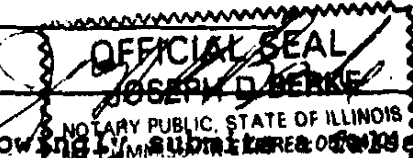
Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
Notary Public \_\_\_\_\_



The grantee or his agent ~~verifies~~ 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 \_\_\_\_\_, 19\_\_\_\_ Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
Notary Public \_\_\_\_\_



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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