

SPECIAL
WARRANTY DEED

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Prepared by and
When recorded mail to:

Joan M. Ferraro
Ferraro & Rosemeyer, Ltd.
1616 North Damen Avenue, Suite 100
Chicago, Illinois 60647

Property Address: 2760 N. Lincoln Ave.
Chicago, Illinois 60614

Permanent Index Number: 14-29-401-026

FERTILE DELTA INC., AN ILLINOIS 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, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does REMISE RELEASE, ALIEN AND CONVEY to COSMOPOLITAN BANK AND TRUST, AS TRUSTEE UNDER TRUST AGREEMENT 30719 DATED OCTOBER 27, 1997 ("Grantee"), the following described real estate in Cook County, Illinois:

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LOT 10 IN LILL'S SUBDIVISION OF BLOCK 11 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S ESTATE, A SUBDIVISION OF OUTLOTS 11 AND 12 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing any claim which Grantors may have under the Homestead Exemption Laws of the State of Illinois.

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 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 encumbered 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: general real estate taxes not yet due and payable; acts done and suffered by or through Purchaser or its Nominee; covenants conditions and restrictions or record and public and utility easements.

Date: October 28, 1997

ATTEST:

FERTILE DELTA, INC.
AN ILLINOIS CORPORATION

By: Peter Neubrude

By: Verle G. Leung

Its: Vice President

Its: President

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E OF
SECTION 17 OF THE REAL ESTATE TRANSFER TAX ACT
DATE (written) 10/28/97
BUYER - SELLER OR AGENT

PROPERTY of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

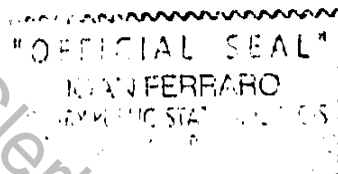
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Karla Lessig, the President of Fertile Delta, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of October, 1997.

Karl Ferrara
Notary Public

Seal:

My commission expires: 7-12-2000



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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 October 27, 1997

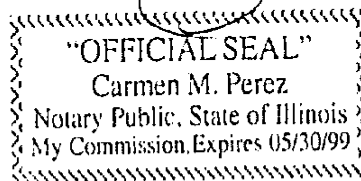
FERTILE DELTA, INC.

Signature *Jan Felicio*

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Fertile Delta, Inc.
THIS 27 DAY OF October
19 97.

NOTARY PUBLIC *Carmen M. Perez*



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.

Date October 27, 1997

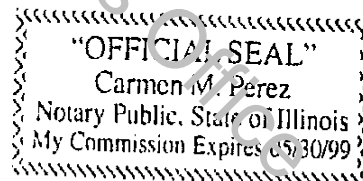
COSMOPOLITAN BANK AND TRUST, AS TRUSTEE

UNDER TR# 30719
Signature *Jan Felicio*

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Cosmopolitan Bank
THIS 27 DAY OF October
19 97.

NOTARY PUBLIC *Carmen M. Perez*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]