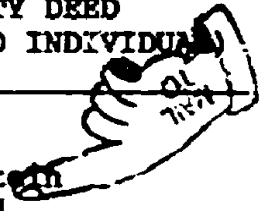


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SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
JOINT TENANCY



MAIL TO:

Stephen J. Epstein
120W. Golf Road
Schaumburg, Illinois 60195

97035221

NAME & ADDRESS OF TAXPAYER:

Joe Baez
926 Mulberry Lane
Streamwood, Illinois 60107

DEPT-01 RECORDING \$25.50
T46666 TRAN 7125 01/16/97 12:16:00

** as Joint Tenants #9343 + JM *-97-035221

THIS INDENTURE, made this 6th day of January, 1997, between
GRANTOR(S), Crown Mortgage Company 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 Joseph G. Baez and Joy E. Baez*bf 11411 Douglas Ave. #C,
Huntley, in the County of McHenry, in the State of Illinois, party of the
second part, WITNESSETH, that the party of the first part, for and in
consideration of the sum of ten Dollars (\$10.00) 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
their 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:

LOT 330 IN WOODLAND HEIGHTS UNIT NO. 1, A SUBDIVISION IN THE SOUTH 1/2 OF
SECTION 23, AND THE NORTH 1/2 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED
JANUARY 17, 1958 AS DOCUMENT NO. 17112595, IN COOK COUNTY, 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, heirs and
assigns forever. *NOT ASTENANTS IN COMMON BUT AS JOINT TENANTS WITH
Right of Survivorship, 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,
their 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 persons lawfully claiming, or to claim the same, by,
through or under it, WILL WARRANTY AND DEFEND, subject to:

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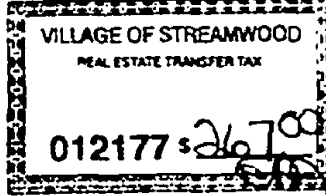
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COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph _____ Section 4,
Real Estate Transfer Act
Date: _____

Prepared By:
Ernest J. Codilis, Jr.
7955 South Cass Avenue
Darien, Illinois 60561

Signature: _____



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