

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

. DEPT-01 RECORDING \$25.00
 . T#0012 TRAN 3997 02/10/97 14:53:00
 . #1156 + CG # -97-096369
 . COOK COUNTY RECORDER

97096369

[SPACE ABOVE FOR RECORDER'S USE ONLY]

THIS INDENTURE, made this 10th day of January, 1997 between BANKERS TRUST COMPANY, AS TRUSTEE FOR HOLDERS DLJ MORTGAGE ACCEPTANCE CORPORATION, DATED MAY 22, 1996, c/o 301 Congress Ave., Suite 200, Austin, Texas 78701, a Delaware corporation duly authorized to transact business in the State of Illinois, party of the first part, and JAMES CURRIER, of 131 W. Lucette, Chicago, IL, 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 party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the corporation by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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:

LOT 23 IN HUBBARD'S SUBDIVISION OF BLOCK 7 IN WATSONS' TOWERS AND DAVIS' SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-06-110-047-0000
 Address of Real Estate: 1402 N. Bell, Chicago, Illinois 60622

SUBJECT TO: General taxes for the year 1996 and subsequent years taxes; building lines and building laws and ordinances; zoning laws and ordinances; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; and party wall rights and agreements.

Together with all and singular the hereditaments and appurtenances thereto 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

25 in

97096369

BOX 333-CT!

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* CITY OF CHICAGO *
 * REAL ESTATE TRANSACTION TAX *
 * DEPT. OF REVENUE FEB 1987 *
 * P.B. 11287 *
 998.00

* CITY OF CHICAGO *
 * REAL ESTATE TRANSACTION TAX *
 * DEPT. OF REVENUE FEB 1987 *
 * P.B. 11287 *
 18.50

STATE OF ILLINOIS
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 FEB 1987
 153.00

Cook County
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 FEB 1987
 76.50

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Property of Cook County Clerk's Office