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Nations Title Agency of Illinois, Inc.

246 E. Janata Blvd. Ste. 300 Lombard, IL 60148 96-9658

97134154



. DEFT-01 RECORDING \$23.50 . T#0009 TRAN 7382 02/27/97 13:51:00

\$7371 \$ DT #-97-134154

COOK COUNTY RECORDER

WARRANTY DEED

mde December WH., 1996 THIS INDENTURE.

OMARR K. ROLAND a/k/a OMAR ROLAND, a single man, of 14508 S. Western Ave., Posen, Illinois, 60469, party of the first part,

and

BOBBY JONES, a single man, party of the second part,

whose address is: 15105 Lexington, Harvey, Illinois 60426,

WITNESSETH, That the said party of the first part, for and in consideration of FIFTY THOUSAND FOUR HUNDRED and 00/100 DOLLARS (\$50,400.00), to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, his heirs and assigns, FOREVER, all that certain piece or parcel of land situate and being in the County of Cook, and State of Illinois, and described as follows, to-wit:

LOTS 45 AND 46 IN BLOCK 54 IN HARVEY, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 36 HORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL MAILECAD TOGETHED WITH BLOCKS 53, \$4, 55, 62, 63, 64, 65, 69, 70 TO 94 AND THAT PART OF BLOCK 67 LYING BOUTH OF THE GRAND TRUNK RAILEGAD ALL OF THE SOUTH LAWN, A SUBDIVISION OF SECTION 17 AND THE SOUTH 1/2 OF SECTION B. TOWNSHIP IS NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 15105 Lexington Avenue Tax ID NO: 29-17-104-002 Volume Number:

This deed is executed and delivered pursuant to, and in satisfaction of an unrecorded Articles of Agreement between the parties hereto dated March 1, Excepted from the warranties herein are any and all liens, incumbrances or other defects in title to the above described premises arising since the date of said Agreement and owing or due to the omissions, negligence or wrongful acts of the Grantee hereto.

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Together with all and singular hereditaments and appurtenances thereunto belonging or in anywise apportaining: To Have and To Hold the said premises as herein described, with the appurtenances, unto the said party of the second part, and to his heirs and assigns, FOREVER. And the said party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, hi heirs and assigns, that at the time of the delivery of these presents he is well seized of the granted premises in fee simple; that they are free from all incumbrances whatever except of record prior to the Articles of Agreement, and also excepting any property taxes and/or special assessments now due and owing, if any. Grantor conveys unto Grantee any oil, gas, and mineral rights he may have in connection with the above-described property, but Grantor excepts from the covenants of warranty all oil, gas, and mineral rights of every kind and nature and all rights pertinent thereto, if any, and that he will, and his heirs, executors, and administrators shall Warrant and Offend the interest herein given against all lawful claims whatsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his

hand the day and year first above written.	
Signed in Presence of: Or	Signed by:
The will so	
Mon E. WEBB	OMARR K. ROLAND a/k/a OMAR ROLAND
Belinds M Stanback	
BELINDA M. STANBACK	1231 Charles on the state of
STATE OF ILLINOIS)	Contraction of the state of the
COUNTY OF)	4
On December (1996, before modernty, personally appeared OMARR K. Rebe the same person described in and whose the same person described in an armonic described in an armonic described in an armonic described in a same person described	OLAND a/k/a OMAR ROLAND to me known t

.d 0 20 acknowledged the same to be his free act and deed

> Notary Public County, commission expires:

Prepared by: MICHAEL M. McDONOUGH, P27584 Attorney at Law 514 Adams Street Bay City, Michigan 48708 Return to: BOBBY JONES 15105 Lexington Avenue Harvey, II. 60426

יי אלאל אינייי לביבול לכל בבב לבובונובונונו OFFICIAL SEAL Jeanette Walker Notary Public, State of Illinois My Commission Contract 4 30 00 Euramana.