

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 27th day of February,
19 97, between Lazarus Properties, Inc.

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
Windy City Properties, Inc. 524 South Peoria
Street, Chicago, Illinois 60608

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for
and in consideration of the sum of Ten Dollars
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 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:

Legal Description is attached hereto as
Exhibit A

DEPT-01 RECORDING \$25.00
T50012 TRAN 4280 03/11/97 12:40:00
11:04 : CG # - 97 - 164907
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

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.

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, 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, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 16-15-328-001-0000 through 016

Address(es) of real estate: 4525 W. Grenshaw, Chicago, IL 60624

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

Lazarus Properties, Inc.

(Name of Corporation)

By [Signature]

President

Attest: [Signature]

Secretary

BOX 333-CTI

This instrument was prepared by Rock, Fusco, Reynolds, Crowe & Garvey, 350 N. LaSalle, Chicago, IL
(Name and Address) 60610

UNOFFICIAL COPY

Horwitz & Weinstein
Karen Kobienska

MAIL TO:

(Name)
311 W. Superior St., Suite 525
(Address)
Chicago, IL 60610
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Windy City Property, Inc.

(Name)
4525 W. Greshaw
(Address)
Chicago, IL 60624
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois

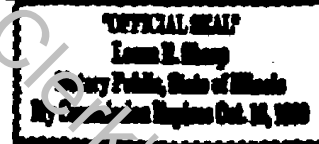
COUNTY OF Cook

I, LOUIS R. SUMER a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen C. Sommer
personally known to me to be the officer President of Lazarus Properties Inc.
a corporation, and Lawrence Rhuen, personally known to me to be the
officer 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 officer President and Lawrence Rhuen other Secretary, they signed and
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
authority, given by the Board of _____ 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 official seal, this 27th day of February 1997.

Sumner Sumer
Notary Public

Commission expires 10-10-99



Box

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

Exhibit "A"

LOTS 1 THROUGH 16, INCLUSIVE, IN BLOCK 4 IN D.S. PLACES 3RD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND GREAT WESTERN RAILROAD (EXCEPT THE WEST 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Subject only to: public and utility easements and roads and highways, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessments for improvements heretofore completed; mortgage or trust deed specified below, if any; general taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1996; and to items (D) encroachment of the brick 1 story building located mainly on the land 0.25 of a foot over on the property east and adjoining and the property west and adjoining as disclosed by survey made by northwest survey, Service Order No. 80579, dated May 7, 1980 and recertified January 13, 1986 (affects lots 1, 2 and 3 and other property); (E) encroachment of fence post over onto the public way north and adjoining by about 3/8 to 3 1/2 inches as disclosed by survey (affects lots 1, 2 and 3 and other property); (F) terms, provisions, conditions and limitations of the ordinance approving the conservation plan for the lawndale conservation project, a copy of which was recorded May 6, 1969 as Document 20494541; (G) encroachment of brick wall over north line by 1/2 inch (affects lots 7 through 16); (H) encroachment of brick wall over east line by 1 inch (affects lots 25 through 28); (I) encroachment of brick wall over south line by 1-3/4 inches (affects lots 25 through 28).

COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX MAR 10 1997 DEPT OF REVENUE 138.00	Cook County REAL ESTATE TRANSACTION TAX MAR 10 1997 DEPT OF REVENUE 69.00
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CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAR 10 1997 PB 11107	517.50
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CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAR 10 1997 PB 11107	517.50
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