

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

## 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 31st day of MARCH,  
19 97, between BEST QUALITY CONSTRUCTION CO.,

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 IAIN JOHNSTON and ELIZABETH JOHNSTON, in Joint Tenancy, 4745 North Ravenswood, Apt. #104, Chicago, IL 60640,  
(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 AND NO/100ths (\$10.00) Dollars and \_\_\_\_\_ 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: PARCEL B:

The South 16.67 feet of the North 40.81 feet of Lots 1 and 2 in Block 9 in Bickerdike's Addition to Chicago in the West 1/2 of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, 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, their 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, 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, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 17-08-111-013 and 17-08-111-014;  
Address(es) of real estate: 656 North Armour Street, Parcel B, Chicago, Illinois 60622.

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.

BEST QUALITY CONSTRUCTION CO.

(Name of Corporation)

By Andrey Lubek  
ANDREJ LUBEK, President  
AND  
Attest: Andrey Lubek  
Secretary

BOX 222 CTI

This instrument was prepared by JOHN W. SEREDA, JR., ATTORNEY AT LAW-11732 S. Western Ave.  
(Name and Address) Chicago, Illinois 60643

97233871

DEPT-01 RECORDING \$23.00  
T#0012 TRAN 4524 04/03/97 15:06:00  
#1598 # CG \*-97-233871  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

FEW 7650378 FI 192

97233871

# UNOFFICIAL COPY

**MAIL TO:** Iain Johnston  
 (Name)  
656 N. Armour  
 (Address)  
Chicago IL 60622  
 (City, State and Zip)

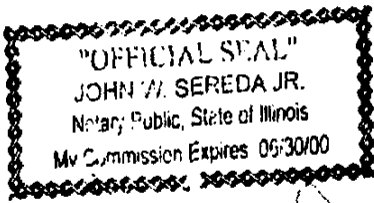
**SEND SUBSEQUENT TAX BILLS TO:**  
IAIN & ELIZABETH JOHNSTON  
 (Name)  
656 North Armour Street, Parcel B  
 (Address)  
Chicago, Illinois 60622  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_  
 STATE OF ILLINOIS  
 COUNTY OF COOK

I, JOHN W. SEREDA, JR., a Notary Public  
 in and for the said County in the State aforesaid, DO HEREBY CERTIFY that ANDREJ ZUBEK,  
 personally known to me to be the PRESIDENT of BEST QUALITY CONSTRUCTION CO.  
 a ILLINOIS Corporation, and ANDREJ ZUBEK, personally known to me to be the  
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 PRESIDENT and 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 DIRECTORS 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 31st day of MARCH, 1997.

John W. Sereda, Jr.  
 JOHN W. SEREDA, JR., Notary Public  
 Commission expires June 30, 2000.



COOK COUNTY, ILL. 262205  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 APR 3 1997 DEPT. OF REVENUE  
 PB 10586  
 210.00

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 APR 3 1997 DEPT. OF REVENUE  
 PB 11427  
 105.00

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE APR 3 1997  
 PB 11137  
 576.00

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE APR 3 1997  
 PB 11137  
 998.00

Box

SPECIAL  
 Corpor  
 ADDRESS OF PROPERTY:  
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 \_\_\_\_\_  
 \_\_\_\_\_

MAIL TO:  
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97233871

GEORGE E LEGAL FORMS