

UNOFFICIAL COPY

Deed Prepared By:

Steven B. Isaacson
Young, Hauslinger, Rosen & Dolgin, Ltd.
33 N. LaSalle Street, #2000
Chicago, IL 60602

Mail Recorded Deed To:

Salvatore J. La Barbera
205 W. Randolph Street
Suite 835
Chicago, IL 60606

Mail Tax Bills To:

Anthony Santucci
7800 W. Grand
Elmwood Park, IL 60635

97252956

. DEPT-01 RECORDING \$23.00
. T#0012 TRAN 4653 04/11/97 12:09:00
. #5086 \$ ER *-97-252956
. COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

This Indenture, made this 5th day of April, 1997, between Rubenstein Lumber 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 Anthony Santucci and Ermanno Santucci, not as joint tenants, but as **TENANTS IN COMMON*** party of the second part.
*each as to an undivided one-half

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 1 in Volk Brothers Subdivision of Lot 1 in E.A. Cummings and Company's resubdivision of Lot 1 in Mont Clare Home Addition in the Southwest 1/4 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property: 7800 W. Grand Avenue, Elmwood Park, Illinois

Permanent Index Number: 12-25-316-110-0000

BOX 333-CT1

76-58-25-9L
11/17/97

97252956

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 11 1997
PB. 11A27
67.50

CG. NO. 018
262719
PB. 10686
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 11 1997
DEPT. OF REVENUE
135.00

97252956


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Subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) general taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1996.

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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said 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 FOREVER DEFEND.


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.


 Village of Elmwood Park
Real Estate Transfer Stamp
4-7-97 \$500

RUBENSTEIN LUMBER CO.

By: James Arrichiello
President


97252956


 Village of Elmwood Park
Real Estate Transfer Stamp
4-7-97 \$100

 Village of Elmwood Park
Real Estate Transfer Stamp
4-7-97 \$50

Attest: Judith W. Maggio
Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

 Village of Elmwood Park
Real Estate Transfer Stamp
4-7-97 \$20

 Village of Elmwood Park
Real Estate Transfer Stamp
4-7-97 \$5

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that James C. Arrichiello personally known to me to be the President of the corporation and Judith W. Maggio 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 acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, 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 and said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of April, 1997

Commission expires 3-26-2001 RePalter Goralczyk
NOTARY PUBLIC

"OFFICIAL SEAL"
Notary Public, State of Illinois
My Commission Expires 3/26/2001

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