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SPECIAL WARRANTY DEED

THIS AGREEMENT made this 29th day of April, 1997, between MAVERICK 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 JAMES L. WALLS, 1049 W. 68th Street, Chicago, Illinois 60621, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

DEPT-01 RECORDING \$25.50
 T#7777 TRAM 2863 05/22/97 09:35:00
 #9333 + B.J * -97-364603
 COOK COUNTY RECORDER

F	25.50	A
		P
	25.50	V
		R

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The East 37 feet of Lot 47 and 48 in Block 7 In Lee's-Subdivision of the West 1/2 of the Southeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

PERMANENT INDEX NUMBERS: 20-20-410-002-0000
 COMMON STREET ADDRESS: 1049 W. 68th Street, Chicago, Illinois

SUBJECT TO: Unpaid general taxes and special assessments and subject to acts suffered by grantee after issuance of grantor's tax deed.

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, his heirs and assigns forever.

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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 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 person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first 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.

MAVERICK PROPERTIES, INC.

BY: Timothy T. Balin
Timothy T. Balin, President

ATTEST: Timothy T. Balin
Timothy T. Balin, Secretary

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of MAVERICK PROPERTIES, INC., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his 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 29th day of April, 1997.

Commission Expires 6/11/2000

Jonathan L. Smith
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

"OFFICIAL SEAL"
JONATHAN L. SMITH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/11/2000

Send subscription to: JAMES WALLS

Mail To: JAMES WALLS
1049 W. 68th ST.
Chicago, IL 60621

JAMES WALLS
1049 W. 68th ST.
Chicago IL 60621

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated MAY 23, 1997 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said AGENT this
23rd day of MAY, 1997.

Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 05/21/97, 1997 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said AGENT this
21st day of MAY, 1997.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ADI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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