

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

98420377

THIS AGREEMENT, made this 21st day of April, 1998, between BCGS, L.L.C, 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 COOK COUNTY DEVELOPMENT CORP.

11738 S. Western Chicago, Ill.
(Name and Address of Grantee) 60643

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other 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:

THE NORTH 1 FOOT OF LOT 7 AND THE SOUTH 24 FEET OF LOT 8 IN BLOCK 14 IN NORMAL SCHOOL SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 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, _____ heirs and assigns forever

And the part 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 Numbers: 20-21-422-015

SELLER RECORDING \$27.50

SELLER'S COPY REF/30/98 12:55:00

COOK COUNTY *98-420377

COOK COUNTY RECORDER

98420377

23
24

P.N.T.N.

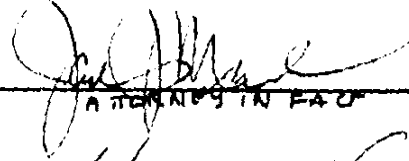
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Address of the Real Estate: 7047 SOUTH YALE, CHICAGO, ILLINOIS 60621

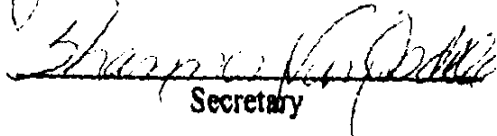
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ATTORNEY IN FACT, and attested by its _____ Secretary, the day and year first above written.

BCGS, L.L.C

By


A T T O R N E Y I N F A C T

Attest:


Secretary

This instrument was prepared by Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.



98420377

Property of Cook County Clerk's Office

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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

MICHAEL M. CANN
1485 Lincoln Pl
CALUMET CITY IL
60409

SAME

STATE OF LOUISIANA)
) ss.
PARISH OF ST. TAMMANY)

I, JAN C. BLACKWELL, a Notary Public in and for the said ^{PARISH} ~~County~~, in the State aforesaid, DO HEREBY CERTIFY that JACK S. MENDHEIM personally known to me to be the ATTORNEY IN FACT of BCGS, L.L.C, a DELAWARE corporation, and Shannon Van Osdel 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 ATTORNEY IN FACT 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.

98420377

Given under my hand and official seal, this 27 day of April 1998.

J.C. Blackwell
Notary Public
Commission Expires AT DEATH

Office



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STATEMENT BY GRANTOR AND GRANTEE

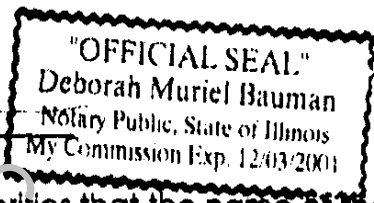
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate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

Dated 5/5, 1998 Signature: [Signature]
Grantor or Agent

98420377

Subscribed and sworn to before me by the said _____ this 5th day of May, 1998

Notary Public [Signature]

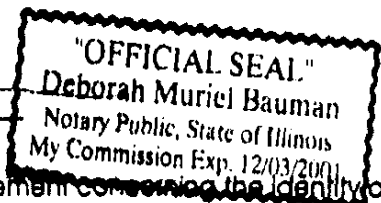


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 5/5, 1998 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 5th day of May, 1998

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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)