

STATE OF ILLINOIS

COUNTY OF COOK

7742305cy/1/92
CS 980684232L

SPECIAL WARRANTY DEED

This indenture made this 1st day of July 1998, between Security Federal Bank, F.S.B., hereinafter referred to as grantor and Salvador Guzman, the following described Real Estate situated in the County of Cook, and State of Illinois, as Grantee to wit:

WITNESSETH, that grantor for and in consideration of the sum of ten dollars (\$10.00) paid by grantee, receipt of which is hereby acknowledged, hereby grants, remises, aliens, and conveys unto grantee, and to their successors and assigns forever, but without recourse, representations or warranty, except as expressed herein, all of its right, title and interest in and to that certain tract or parcel of land situated in the county of Cook and the State of Illinois, described as follows, to wit:

Lot 32 in Block 7 in McIntosh Brothers Western Avenue Boulevard Addition, a Subdivision of Blocks 1 to 8 in Jolehart's Subdivision of the East 1/2 of the South East 1/4 of Section 1, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. COMMONLY KNOWN AS: ~~175~~ South Artesian, Chicago, IL. 60632

P.I. No. 19-01-414-032-000 4436 S

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and the reversion, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever of the said grantor, either in law or equity, of, in, and to the above bargained premises, with the said hereditaments and appurtenances; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, unto the said grantee, their successors and assigns forever.

And grantor, for itself and its successors does covenant, promise and agree, to and with the said grantee, their successors and assigns, that grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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.

Property of Cook County Clerk's Office

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 23 1998
 RB. 11193
 \$ 31.50

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 23 1998
 RB. 11193
 \$ 31.50

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 14 1996
 \$ 45.00

STATE OF ILLINOIS
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 14 1998
 \$ 90.00

IN WITNESS WHEREOF, said Security Federal Bank, F.S.B. has caused its corporate seal to be affixed hereto, and has caused its name to be signed to these presents by its Exec. Vice President and attested by its Secretary at St. John, Indiana, this 1st day of July 1998.

Witnessed:

SECURITY FEDERAL BANK

By: John F. Nicholas, Exec Vice President

Attest: Sharon Molnar, Secretary

[corporate seal]

STATE OF Indiana) SS
COUNTY OF Lake)

I, Marlin S. Moran, a notary public in and for the said county and state aforesaid, do hereby certify that John F. Nicholas, personally known to me to be the Exec Vice President of Security Federal Bank, F.S.B., and Sharon Molnar, 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 in the foregoing instrument appeared before me this day in person and severally acknowledged they signed and delivered the said instrument in their capacity as such officers 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 for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 1st day of July 1998.

Marlin S. Moran
notary public Marlin S. Moran
commission

expires: 4/8/2001

This document prepared by:

Steven B. Bashaw
McBride, Baker & Coles
One MidAmerica Plaza - 10th Floor
Oakbrook Terrace, Illinois 60181-4710
(630) 954-7588
Cook County Atty. 21890
DuPage County Atty. 3901
Kane County Atty. 00129313
Winnebago County Atty. 495

Mail To:
4436 S. ARTISIAN
SAVADOR. GORMAN
CHICAGO, IL. 60632.

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