

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 6th day of August,
1998, between FORECLOSURE PREVENTION
ASSOCIATES, 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
MARK WINSTON and BENNETT ROSENBERG ^{WA}

(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 00/100 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 its 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:

LOT 36 IN BLOCK 3 IN TAYLOR'S SUBDIVISION
OF BLOCK 1 IN THE ASSESSOR'S DIVISION OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST
 $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General taxes for 1997 and subsequent years; ~~special taxes or assessments, if any, for~~ ^{WMA}
~~improvements not yet completed, installments, if any, not due at the date hereof of any special~~
~~taxes or assessments for improvements, building lines and building and liquor restrictions of~~
record, zoning and building laws and ordinances; ~~private and public utility easements;~~ ***

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, its 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, 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 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): 17-08-105-039-0000
Address(es) of real estate: 714 North Elizabeth, 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.

FORECLOSURE PREVENTION ASSOC., INC.
(Name of Corporation)

By X _____
President

Attest: X _____
Secretary

This instrument was prepared by HORWITZ, HORWITZ & ASSOC., HELEN BARRETT FANNING, 180 N. LaSalle
(Name and Address) Ste. 1000, Chicago, IL 60601

CTIC
LND
986
50108710
98678629

3

Above Space for Recorder's Use Only

UNOFFICIAL COPY

MAIL TO: { HAL A. LIPSHUTZ
(Name)
1120 West Belmont
(Address)
Chicago, IL 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Mark Winston
(Name)
714 N. Elizabeth
(Address)
Chicago, Illinois 60622
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois
COUNTY OF Cook } ss.

I, Helen Barrett Fanning a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that WARREN W. MICHAELS
personally known to me to be the _____ President of FORECLOSURE PREVENTION ASSOCIATES, INC.
a Illinois corporation, and WARREN W. MICHAELS, personally known to me to be the
_____ Secretary of said corporation, and personally known to me to be the same person whose
names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
as such WARREN W. MICHAELS President and WARREN W. MICHAELS 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 6th day of August 1998.



Helen B. Fanning
Notary Public
Commission expires 3-20-2000

***covenants and restrictions of record; party wall rights and agreements, if any; roads and highways; existing leases and tenancies as set forth in rent roll and new leases entered into by Seller prior to closing; the mortgage or trust deed, if any.

Box **BCA 333-CT1**

SPECIAL WARRANTY DEED
Corporation to Individual

FORCLOSURE PREVENTION ASSOC.

TO

MARK WINSTON AND

HENRIET ROSENBERG

ADDRESS OF PROPERTY:

714 Elizabeth

Chicago, IL 60622

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

PROPERTY CLERK'S OFFICE

Property of Cook County Clerk's Office

51115
 CC. 115. 010
 280115
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 AUG 13 '98
 DEPT. OF REVENUE
 120.00
 PB. 10658

10
 15
 15
 15
 15
 15
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP AUG 13 '98
 60.00
 PB. 11427

* 1
 * 10
 * 5
 * 5
 * 5
 * 5
 * 5
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 AUG 13 '98
 900.00
 PB. 11167

UNOFFICIAL COPY

Property of Cook County Clerk's Office