

SPECIAL WARRANTY DEED

9642/0081 21 001 Page 1 of 3  
1998-08-31 15:17:16  
Cook County Recorder 25.50

THIS INDENTURE, made this 14<sup>th</sup> day of April, 1998, between J. ABELBURGER COMPANY, 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

RONALD SHIELDS  
11509 S. Hale Avenue  
Chicago, Illinois 60643

party of the second part, WITNESSETH, that the party of the first part, in consideration of **Forty One Thousand Nine Hundred and 00/100 (\$41,900) Dollars**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by the party of the first part 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 the party of the second part's heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

EXHIBIT "A" 3

Together with all and singular, the hereditaments and appurtenances thereunto belonging, or in anyway 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 party, and the party of the second part's heirs and assigns forever.

And the party of the first part, for itself, and its successors, does not covenant, promise and agree, to and with the party of the second part, and the party of the second part's 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 public and utility easements, covenants, conditions and restrictions of record, zoning and building laws, building lines, use and occupancy restrictions, drainage tiles, feeders and laterals, and general real estate taxes not yet due.

Permanent Real Estate Tax Index Number(s): 25-19-307-015-0000  
Address of Real Estate: 11509 S. Hale Avenue, Chicago, Illinois 60643

IN WITNESS WHEREOF, Seller 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 at Chicago, Illinois this 14<sup>th</sup> day of April, 1998.

COOK COUNTY  
REAL ESTATE TRANSACTIONS  
REVENUE  
STAMP AUG 20 1998  
21.00

J. ABELBURGER COMPANY, INC.

By: LaBerta A. Brault - President  
LaBerta A. Brault - President

Attest: David Bean  
David Bean - Secretary

Instrument prepared by:

Jan Robezniaks, 140 S. Dearborn Street, Suite 1610, Chicago, Illinois 60603

RONALD SHIELDS  
11509 S. Hale Avenue  
Chicago, Illinois 60643

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
42.00

UNOFFICIAL COPY

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, John Robertich, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LuBerta A. Braul, personally known to me to be the President of J. ABELBURGER COMPANY, INC., an Illinois corporation, and David Bean, personally known to me to be the Secretary of said corporation, and personally known to me to be the persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President 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 use and purpose therein set forth.

GIVEN under my hand and seal, this 14<sup>th</sup> day of April, 1998.



[Signature]  
Notary Public



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**EXHIBIT "A"**

THE NORTH 2/3 OF LOT 2 IN BLOCK 95 IN WASHINGTON HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1872, IN COOK, COUNTY, ILLINOIS.

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