

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT made this 1st day of August, 1995, between PREFERRED INVESTMENTS, 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 WALLACE BROWN of 6434 S. Cottage, Chicago, Illinois 60637 party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND (THIRTY 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:

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*See attached map showing location of property*

The South 50 feet of (the North) 100 Feet of Lot 2 in Block 3 in Oliver M. Carson's Addition to Oak Park, a Subdivision of Lots 5 and 6 in Circuit Partition of the North 1/2 of the Southeast 1/4 of Section 6 and the Northwest 1/4 of the Southeast 1/4 of Section 5, with a prolongation of the last described line, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 20-09-11-044-5000  
COMMON STREET ADDRESS: 5020 S. Union, Chicago, IL 60609

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and high-ways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax assessment for improvements heretofore completed. General taxes for the year 1994 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1995.

Together with all and singular the hereditaments and appurtenances hereunto 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, do, 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.

Exempt under provisions of Paragraph \_\_\_\_\_  
Section 4, Real Estate Transfer Act.  
Buyer, Seller or Representative  
Date \_\_\_\_\_ 19 \_\_\_\_

25.50  
8

JERRY THOMAS

THE NORTH 25 FEET OF THE SOUTH 50 FEET AND THE EAST 13 FEET OF LOT 43, AND THE NORTH 25 FEET OF THE SOUTH 50 FEET OF LOTS, 44, 45, 46 AND 47 IN BLOCK 1 IN GRANVILLE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FISHER & FISHER  
ATTORNEYS AT LAW P.C.  
120 NORTH LASALLE #2550  
CHICAGO, IL 60602  
(312) 372-4784

Property of Cook County Clerk's Office

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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 persons 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.

PREFERRED INVESTMENTS, INC.

BY: Gilbert Balin  
Gilbert Balin, President

ATTEST: Gilbert Balin  
Gilbert Balin, Secretary

State of Illinois  
County of Cook

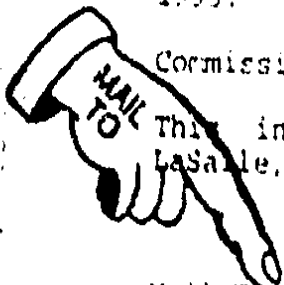
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GILBERT BALIN, personally known to me to be the President and Secretary of Oak Park Investments, Inc., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed 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 3rd day of March, 1995.

Commission Expires 2/29/99

Matthew J. [Signature]  
NOTARY PUBLIC

This instrument was prepared by Gilbert 98471592 N. LaSalle, Suite 1111, Chicago, IL 60602.



Mail TO: 6454 SO COTTAGE CR.  
Chicago, Ill  
WALLACE BREW

Send subsequent tax bills to  
WALLACE BREW  
6454 SO COTTAGE CR.  
CHICAGO, ILL 60602

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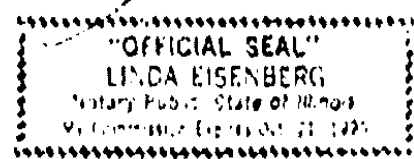
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## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 6/19 1996 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 19 day of June 1996.  
Notary Public [Signature]

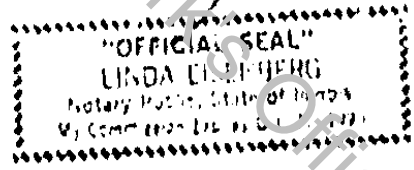


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The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or 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 6/19 1996 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 19 day of June 1996.  
Notary Public [Signature]



NOTE: Any person who knowingly submits 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 offense.

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

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RECORDED  
INDEXED  
OF RECORDS

*Jesse White*

RECORDER OF DEEDS  
COOK COUNTY, ILL.

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