

# UNOFFICIAL COPY

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Cook County Recorder 23.50

## SPECIAL WARRANTY DEED



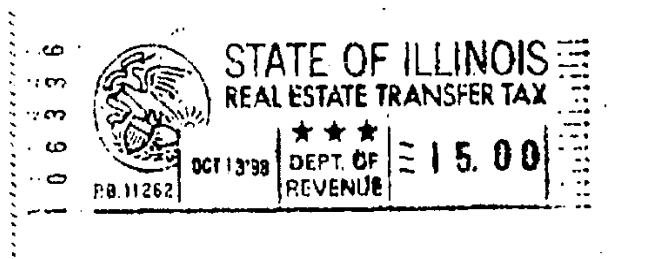
THIS AGREEMENT made this 6th day of Aug. 1998, between O. P. REAL ESTATE, INC. a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and SKM, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, 6907 N. Eastprarie, Lincolnwood, IL 60645, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER 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 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 725 in E. A. Cummings 63rd Street Subdivision of the West 1/2 of the Southeast 1/4 of Section 18, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 20-18-419-023-0000  
COMMON STREET ADDRESS: 6100 S. Wood, Chicago, IL 60636

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any;  
general real estate taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1998 and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereto 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his 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 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.

O. P. REAL ESTATE, INC.  
BY: Gilbert Balin  
Gilbert Balin, President

ATTEST: Gilbert Balin  
Gilbert Balin, Secretary

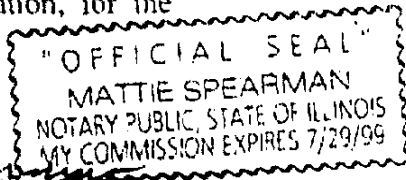
State of Illinois )  
                          ) ss  
County of Cook )

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 O.P. Real Estate, 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 6th day of August, 1998.

Commission Expires \_\_\_\_\_

Mattie Spearman  
NOTARY PUBLIC



This instrument was prepared by Gilbert Balin, 100 N. LaSalle - Suite 111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: Starr & Rowells  
Suite 1870  
35 East Wacker Drive  
Chicago, IL 60601

