

Special Warranty Deed

76-99-007 #1
D1, JLH,

2/22 and Thomas P.O.E.

P.O.E.

P.O.E.

This Indenture, made this 22nd day of December, 1997 between Robert D. Kent, Jr., as Managing Partner of 4447 Associates, a general partnership organized under the laws of the State of Utah and duly authorized to transact business in the State of Illinois, party of the first part, and Donald N. Arado, 4019 Touhy Ave. Lincolnwood, Illinois, party of the second part, WITNESSETH, that the party of the first part, for the consideration of the sum of Seven Hundred Thirty-Five Thousand Dollars and No Cents in hand paid by the party of the second part, the receipt of whereof is hereby acknowledged, and pursuant to the authority of the Managing Partners and Partners of said partnership, by these presents does Remise, Release, Alien, and Convey, unto the party of the second part, and to his heirs successors 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:

LOTS 19 THROUGH 23 INCLUSIVE IN BLOCK 1 IN WHITTOLD'S SECOND ADDITION TO KENILWORTH HIGHLANDS, A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

4

Together with all singular 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, his heirs, successors and assigns forever.

And to 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, his heirs successors and assigns, that is has not done or suffered to be done anything whereby to 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, though, or under it, WILL WARRANT AND DEFEND, subject to:

The exceptions set forth on Exhibit "A", attached hereto.

Permanent Real Estate Index numbers: 10-34-205-050-0000
Addresses of real estate: 4019 Touhy Avenue, Lincolnwood, Illinois.

IN WITNESS WHEREOF, said party of the first part has caused this document to be signed to these presents by its duly authorized Managing Partner, the day and year first written above.

4447 Associates, a Utah Partnership

By: [Signature]
its: Managing Partner

By: [Signature]
its: Managing Partner

Mail to: Bruce J. Nelson, 215 South State Street #900, Salt Lake City, Utah, 84111

Send subsequent tax Bills to: ~~Donald N. Arado, 4019 Touhy Avenue, Lincolnwood, Illinois 60465-9~~

P.O.E.

Recorders Office Box No. _____

~~5457 N. Lincolnwood, Chicago~~ Jicky Luk, 4019 Touhy Ave., Lincolnwood, Illinois 60466

BOX 303-671

UNOFFICIAL COPY

Property of Cook County Clerk's Office

State of Utah)
)ss.
County of Salt Lake)

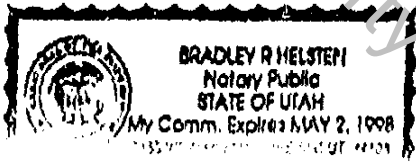
I, BRADLEY R. HELSTEN, a notary public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Robert D. Kent, Jr., personally known to me to be the Managing Partner of 4447 Associates, a Utah Partnership, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 21 day of December 1997 and acknowledged to me as such Managing Partner. He signed and delivered said instrument for and on behalf of the Partnership, pursuant to authority given to him by the Managing Partners and Partners as his free and voluntary act, and as the free and voluntary act of the of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24th day of December 1997.



Notary Public

Commission expires: 5-75




County - Illinois Transfer Stamp

Name and Address of Preparer:
Bradley R. Helsten, #5878
NELSON RASMUSSEN & CHRISTENSEN
215 South State, Suite 900
Salt Lake City, UT 84111

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4.

DATE: _____

Signature of Buyer, Seller or Representative

BOX _____	SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUAL.	4447 Associates, a Utah General Partnership TO DONALD N. ARADO	Address of Property: 4019 Touhy Avenue, Lincolnwood, Illinois	Mail to: 
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UNOFFICIAL COPY

Property of Cook County Clerk's Office

State of Illinois,

County ss: *DeKalb*

John Applewhite

a Notary Public in and for said County and State, do hereby certify that

the same person(s) whose name(s) *Thomas Conrath*

personally known to me to be subscribed to the foregoing instrument, appeared before me this day

in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this

6th day of *January*, 19*78*.

My commission expires:

5-31-99

Dorothy A. Cannon
Notary Public

Property of Cook County Clerk's Office

NOTARY PUBLIC
Dorothy A. Cannon
Cook County, Illinois

EXHIBIT "A"

1. Any existing recorded and unrecorded Leases, including but not limited to that certain Lease dated July 1, 1985 by and between First American Service Corporation and Jiffy Lube International of Baltimore, Inc., or rights of tenants in possession.
2. Covenants and Restrictions contained in that Plat of said subdivision recorded January 21, 1927 as document 9528983, relating to location, height, use, construction, material and type of buildings to be erected on the land.
3. Easements, rights or licenses of record or otherwise enforceable at law or in equity.
4. Taxes, assessments or levies which accrue, are made, or imposed after the date of transfer.

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