

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1994

## 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 20th day of JANUARY, 1998, between BEST QUALITY CONSTRUCTION CO.

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 QUINN MARTIN DOLAN of 110 East Delaware #1801, Chicago, Illinois 60611

(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 NO/100ths (\$10.00) 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 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:

Lots 30 and 31 (Except the East 88.52 feet thereof) in Block 23 in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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, \_\_\_\_\_ 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, \_\_\_\_\_ 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): 17-07-119-002-0000;

Address(es) of real estate: 2211 West Ohio Street, Chicago, Illinois 60612.

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.

BEST QUALITY CONSTRUCTION CO.

(Name of Corporation)

By Andrey Zubek  
ANDREJ ZUBEK President

Attest: Andrey Zubek  
ANDREJ ZUBEK Secretary

This instrument was prepared by JOHN W. SEREDA, JR., Attorney at Law 11732 South Western Avenue  
(Name and Address) Chicago, Illinois 60643

98122518

DEPT-01 RECORDING \$23.  
T#0009 TRAN 1347 02/17/98 11106100  
#7134 #CG \*--98-12281  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

28  
101  
Fa 766935

98122518

# UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Barbara J. Sullivan  
(Name)  
79 W Monroe St. # 900  
(Address)  
Chicago, IL 60603  
(City, State and Zip)

QUINN MARTIN DOLAN

(Name)  
2211 West Ohio Street  
(Address)  
Chicago, Illinois 60612  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

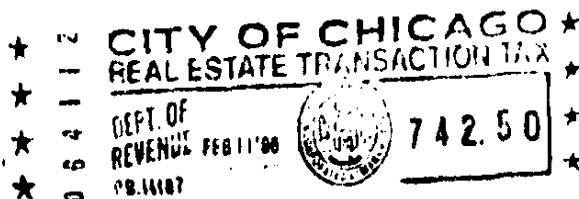
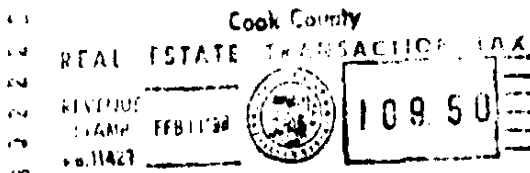
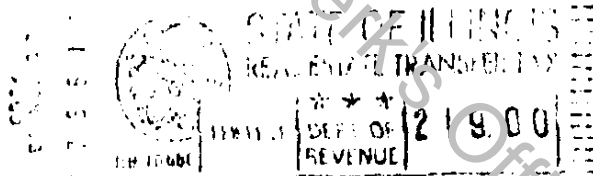
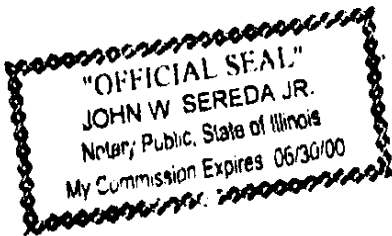
STATE OF ILLINOIS  
COUNTY OF COOK

I, JOHN W. SEREDA, JR., a Notary Public  
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREJ ZUBEK

personally known to me to be the President of BEST QUALITY CONSTRUCTION CO.  
in Illinois corporation, and ANDREJ ZUBEK, personally known to me to be the  
Secretary of said corporation, and personally known to me to be the same persons whose  
names are subscribed to the foregoing 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 uses and purposes therein set forth.

Given under my hand and official seal, this 26TH day of JANUARY 1998.

JOHN W. SEREDA, JR., Notary Public  
Commission expires June 30, 2000.



ADDE

MAIL TO:

GEORGE E.  
LEGAL FO

98122818

Box 333-CTI

SPECIAL WARRANTY DEED

Corporation to Individual