

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 804  
November 1994

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5922/0057 27 001 1998-02-23 11:49:48  
Cook County Recorder 25.50

## WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

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.

THE GRANTOR

McGOWAN BROS. MUSIC 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, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS,

and other good and valuable considerations \_\_\_\_\_ in hand paid,

and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

JOHN MCGOWAN  
7600 SOUTH MICHIGAN AVENUE  
CHICAGO, ILLINOIS 60619

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK

Above Space for Recorder's Use Only

\_\_\_\_\_ in State of Illinois, to wit:

THE NORTH 33 FEET OF THE SOUTH 65 FEET 3/4 INCHES OF LOT 1 IN BLOCK 8 IN PITNER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

Permanent Real Estate Index Number(s): 20-27-307-014

Address(es) of Real Estate: 7604 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60619

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) \_\_\_\_\_; \_\_\_\_\_; and to General Taxes

for 1997 and subsequent years.

In Witness Whereof, said Grantor 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, this 23RD day of FEBRUARY, 1998.

McGOWAN BROS. MUSIC CO.

Impress  
Corporate Seal  
Here

By John McGowan (Name of Corporation) President  
Attest: John D. McGowan Secretary

WARRANTY DEED  
Corporation to Individual

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JOHN MCGOWAN personally known to me to be the President of the

corporation, and JOHN D. MCGOWAN 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.

OFFICIAL SEAL  
LAVERNE H. MARTIN  
Notary Public  
State of Illinois  
IMPRESS  
NOTARIAL SEAL  
HERE

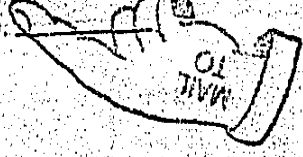
Given under my hand and official seal, this 23RD day of APRIL, 1998  
Commission expires APRIL 9, 2001

*Laverne H. Martin*  
LAVERNE H. MARTIN  
NOTARY PUBLIC

This instrument was prepared by LEMUEL L. FOSTER, JR., 1525 EAST 53RD STREET, CHICAGO  
(Name and Address) ILLINOIS 60615

MAIL TO: JOHN MCGOWAN  
(Name)  
7600 SOUTH MICHIGAN  
(Address)  
CHICAGO, ILLINOIS 60619  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
JOHN MCGOWAN  
(Name)  
7600 SOUTH MICHIGAN AVENUE  
(Address)  
CHICAGO, ILLINOIS 60619  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 

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## STATEMENT BY GRANTOR AND GRANTEE

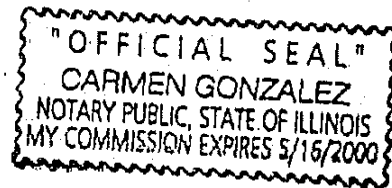
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 title to real estate under the laws of the State of Illinois.

Dated 2/23, 1998

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Owner this 23 day of February 1998  
[Signature]  
Notary Public

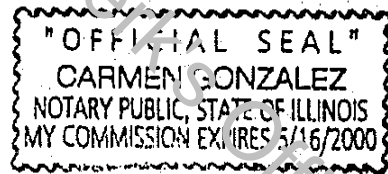


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/23, 1998

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Owner this 23 day of February 1998  
[Signature]  
Notary Public



NOTE: Any person who knowingly submits a 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 offenses.

(Attach to deed or ABI 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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