

SPECIAL WARRANTY DEED

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 1st day of December, 1997 between ADRIENNE BERKE of W. Hartford, CT, party of the first part, and THE MALACHI CORPORATION, INC., an Illinois not-for-profit corporation, of 12004 S. Yale Ave., Chicago, IL 60628, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois, known and described as follows, to wit:

Lots 1, 2, and 3 in Block 1 in Madison Street Addition to Chicago in Section 15, Township 39 North, Range 13, lying East of the Third Principal Meridian in Cook County Illinois. Permanent Index Number: 16-15-200-012-0000 and commonly known as 4315-19 W. Madison St., Chicago, IL 60623

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvement heretofore completed; and all unpaid general real estate taxes and taxes.

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, its successors and assigns, forever.

And the party of the first part, for himself, and his successors, assigns and heirs, do covenant, promise and agree, to and with the party of the second part, its successors and assigns, that he 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 him, he WILL WARRANT AND DEFEND, subject to: only the matters stated herein, but not otherwise.

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY

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 12/1, 19 97

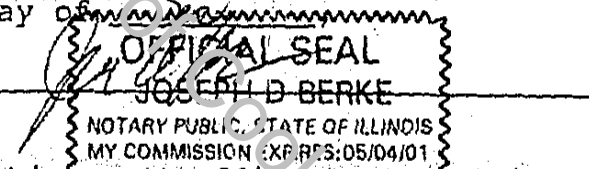
Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said

this 1st day of December, 19 97.

Notary Public



The grantee of 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.

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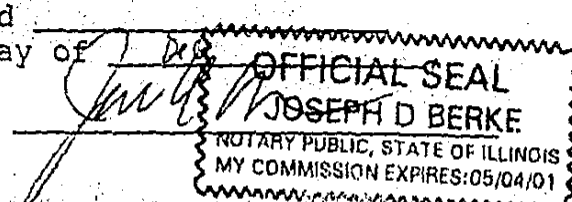
Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said

this 1st day of Dec, 19 97.

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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Property of Cook County Clerk's Office