

SPECIAL WARRANTY DEED

8857/0040 J3 001 Page 1 of 4
1998-04-14 10:23:37
Cook County Recorder 27.50

THIS INDENTURE, made this 23rd day of March, 1998, between **BRANSFIELD & ASSOCIATES, 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

BYRON D. KIRKWOOD
1010 N. Hamlin Avenue
Chicago, Illinois 60624

party of the second part, WITNESSETH, that the party of the first part, in consideration of

Twenty Six Thousand and 00/100 (26,000) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by the party of the first part 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 the party of the second part's heirs 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:

EXHIBIT "A"

Together with all and singular, the hereditaments and appurtenances thereunto belonging, or in anyway 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, and the party of the second part's heirs and assigns forever.

And the party of the first part, for itself, and its successors, does not covenant, promise and agree, to and with the party of the second part, and the party of the second part's 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 public and utility easements, covenants, conditions and restrictions of record, zoning and building laws, building lines, use and occupancy restrictions, drainage tiles, feeders and laterals, and general real estate taxes not yet due.

Permanent Real Estate Tax Index Number(s): 16-02-312-038-0000
Address of Real Estate: 1010 N. Hamlin Avenue, Chicago, Illinois 60624

IN WITNESS WHEREOF, Seller 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 at Chicago, Illinois this 23rd day of March, 1998.

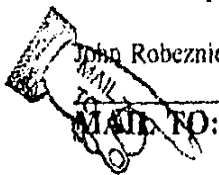
BRANSFIELD & ASSOCIATES, INC.

By: [Signature]
L. Berta A. Braul - President

Attest: [Signature]
David Bean - Secretary

Instrument prepared by:

John Robeznieks, 140 S. Dearborn Street, Suite 1610, Chicago, Illinois 60603



MAIL TO:
BYRON D. KIRKWOOD
1010 N. Hamlin Avenue
Chicago, Illinois 60624

SEND SUBSEQUENT TAX BILLS TO:

BYRON D. KIRKWOOD
1010 N. Hamlin Avenue
Chicago, Illinois 60624

001379
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 14 '98 DEPT. OF REVENUE \$ 26.00
08 11262

070759
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STATE APR 14 '98 \$ 13.00
08 11400

Property of Cook County Clerk's Office

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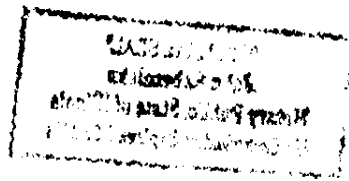


EXHIBIT "A"

LOT 20 IN BLOCK 4 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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