

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1994

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

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98366796

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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 LORRAINE FORD and STAN BARNWELL of 530 North Wood Street, Unit C, Chicago, Illinois 60622

(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 their 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:

(\* ) as Husband and wife, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY,

LEGAL DESCRIPTION- (SEE ATTACHED SHEET.)

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, their 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, their 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): 17-07-217-046-0000 & 17-07-217-047-0000

Address(es) of real estate: 530 North Wood Street, Chicago, Illinois 60622.

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.

BOX 300 CTI

BEST QUALITY CONSTRUCTION CO.

(Name of Corporation)

By Andrey Zubeck  
ANDREJ ZUBEK President

Attest: Andrey Zubeck  
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

DEPT-01 RECORDING \$25.00  
T#0009 TRAN 2304 05/05/98 10137100  
45814 + RC: \*-98-366796  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

\* As husband and wife not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY

98366796

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*Mans. Lichtman*

MAIL TO:

(Name)  
150 North Uacker Drive - Suite 1060  
 (Address)  
Chicago, Illinois 60606  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
LORRAINE FORD and SEAN BARNWELL  
 (Name)  
530 North Wood Street, Unit C  
 (Address)  
Chicago, Illinois 60622  
 (City, State and Zip)

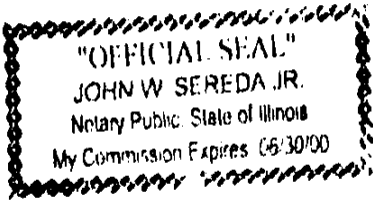
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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.  
an 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 10th day of April, 19 98.

John W. Sereda, Jr.  
 Notary Public  
 Commission expires June 30, 2000.



Box **333-CTI**

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

98365796

GEORGE E. COLE'S LEGAL FORMS

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PARCEL 1:

THE SOUTH 46.01 FEET OF LOTS 26 TO 28, BOTH INCLUSIVE, TAKEN AS A TRACT (EXCEPT THE EAST 47.34 FEET THEREOF) IN C. J. HULL'S SUBDIVISION OF BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF RESTRICTIONS, EASEMENTS, PARTY WALL RIGHTS AND MAINTENANCE FOR 530 NORTH WOOD STREET TOWNHOUSES RECORDED AS DOCUMENT NUMBER 97491165.

★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE MAY 1998 ★  
★ 999.75 ★

STATE OF ILLINOIS  
DEPT. OF REVENUE  
★ ★ ★  
★ DEPT. OF REVENUE ★  
★ 267.00 ★

★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE MAY 1998 ★  
★ 999.00 ★

COOK County  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE MAY 1998 ★  
★ 133.50 ★