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6300/0153 63 001 Page 1 of 4
1999-07-13 10:44:32
Cook County Recorder 27.00

WARRANTY DEED Statutory (ILLINOIS)



CTIC E-1 7804961 181 20 Abstract

THE GRANTOR, Urbanscape, 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, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

American National Bank and Trust Company of Chicago
~~FIRST NATIONAL BANK OF BLUE ISLAND, Chicago~~

as Trustee under Trust Agreement dated June 29, 1999 and known as Trust No. 96053 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

60125-051

See Exhibit A attached hereto and made a part hereof.

~~AROUND THE CORNER~~

Subject only to Exhibit B attached hereto and made a part hereof.

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, this 30th day of June, 1999.

IMPRESS
CORPORATE SEAL
HERE

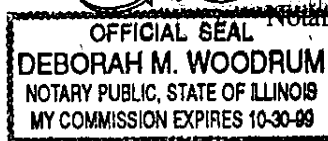
Urbanscape, Inc., an Illinois corporation
(NAME OF CORPORATION)
BY [Signature]
James R. Magidson, President

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 James R. Magidson personally known to me to be the President of Urbanscape, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he 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 his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
SEAL
HERE

Given under my hand and official seal this 30 day of June, 1999 [Signature]

Commission expires _____



BOX 333-CTI

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This instrument prepared by: Daniel Kohn, Esq.
Holleb & Coff
55 E. Monroe Street
Suite 4100
Chicago, IL 60603

MAIL TO:

Michael Krawitz

(Name)

Law Offices of Michael Krawitz
55 West Monroe Street, Suite 3950

(Address)

Chicago, Illinois 60603

(City, State and Zip)

RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY

1940-42 West Wabansia

Chicago, IL

THE ABOVE ADDRESS IS FOR
STATISTICAL PURPOSES ONLY AND IS
NOT PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Mark Fisher / Fisher Development
(Name)

745 N. Wood St. Chicago 60622
(Address)

CASE NO. 016
13125



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF
REVENUE

375.00

JUL 12 '99

P.B. 16776

18909

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
JUL 12 '99
P.B. 11424



187.50

★ 118092 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
★
DEPT. OF REVENUE JUL 12 '99
P.B. 11193
999.00
★

★ 118093 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
★
DEPT. OF REVENUE JUL 12 '99
P.B. 11193
999.00
★

★ 118094 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
★
DEPT. OF REVENUE JUL 12 '99
P.B. 11193
814.50
★

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EXHIBIT A

PARCEL 1:

LOT 43 IN BLOCK 37 IN E. R. SMITH'S SUBDIVISION IN SHEFFIELD'S ADDITION TO CHICAGO, BEING THE WEST ½ OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

LOT 44 IN BLOCK 37 IN E. R. SMITH'S SUBDIVISION IN SHEFFIELD'S ADDITION TO CHICAGO, BEING THE WEST ½ OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Subject only to: covenants, conditions, and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1998 and subsequent years and the Grantee's mortgage or trust deed.

Property of Cook County Clerk's Office