

UNOFFICIAL COPY



Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

99093618

9333/0143 04 001 Page 1 of 3  
1999-01-28 11:10:12  
Cook County Recorder 25.00



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THIS INDENTURE, made this 16th day of Dec, 1998 between THE JAZMIN GROUP CORPORATION, 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 KEITH JENKINS, party of the second part.

(GRANTEE'S ADDRESS) 7316 S. University Avenue, Chicago, Illinois 60619

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars 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 said party of the second part, and to his heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO:** 1998 Real Estate Taxes, Covenants, Conditions, Easements and Restrictions of Public Record.

Permanent Real Estate Index Number(s): 20-26-121-024-0000  
Address(es) of Real Estate: 7316 So. University Avenue, Chicago, Illinois 60619

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 said 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 said party of the second part, his heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, his 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 FOREVER DEFEND.

BOX 333-611

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto 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.

THE JAZMIN GROUP CORPORATION

By [Signature]  
President

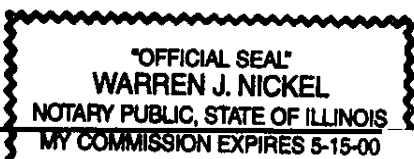
Attest [Signature]  
Alice Hall  
Secretary

STATE OF ILLINOIS, COUNTY OF Cook ss.

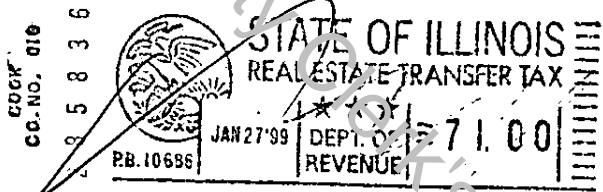
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the President of the THE JAZMIN GROUP CORPORATION and Alice Hall personally known to me to be the Secretary, of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing 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 10<sup>th</sup> day of December 1998

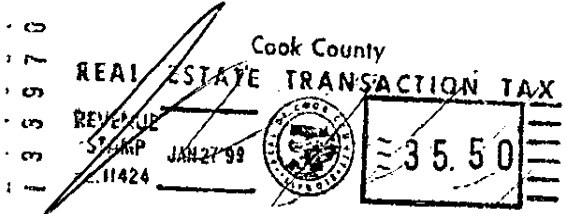
[Signature] (Notary Public)



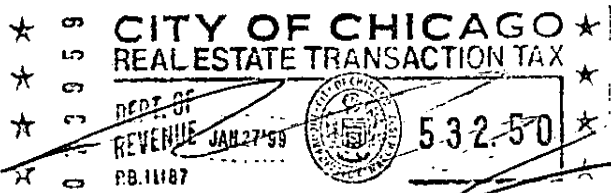
Prepared By: Warren J. Nickel Attorney at Law  
15651 S. 94th Avenue, Suite 1  
Orland Park, ILLINOIS 60462



Mail To:  
KEITH JENKINS  
7316 So. University Avenue  
Chicago, Illinois 60619



Name & Address of Taxpayer:  
KEITH JENKINS  
7316 So. University Avenue  
Chicago, Illinois 60619



**UNOFFICIAL COPY** EXHIBIT "A" **99093618**

**LEGAL DESCRIPTION**

LOT07, IN BLOCK 19, IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2, OF SECTION 26, AND THE SOUTHEAST 1/4, OF SECTION 26, ( WITH THE EXCEPTION OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF SAID SOUTHEAST 1/4) THE NORTH 1/2, OF THE NORTHWEST 1/4, THE SOUTH 1/2, OF THE NORTHWEST 1/4, LYING WEST OF THE ILLINIS CENTRAL RAILROAD AND THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office