

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



99122434

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 29th day of January, 1999, between American Dream Properties, 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 Derrick Melvin

(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 (\$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 pursuant to authority of the Board of Directors of said corporation, by these presents does REMYSE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

See attached Exhibit A

Above Space for Recorder's Use Only

1st AMERICAN TITLE order # C180857ul

192

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, his 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, 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 DEFEND, subject to:

Permanent Real Estate Number(s): 32-19-421-021

Address(es) of real estate: 427 Hickory, Chicago Heights, IL

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 Vice President, and attested by its _____ Secretary, the day and year first above written.

American Dream Properties, Inc.
(Name of Corporation)

By [Signature]
President

Attest: _____
Secretary

This instrument was prepared by Timothy S. Breems, 1 N. LaSalle, Chicago, IL
(Name and Address)

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UNOFFICIAL COPY

MAIL TO: {
 _____ (Name)
 _____ (Address)
 _____ (City, State and Zip)

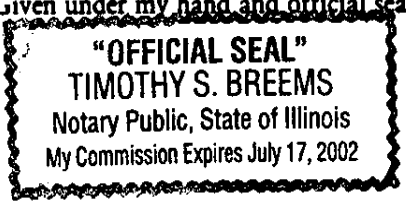
SEND SUBSEQUENT TAX BILLS TO:
 _____ (Name)
 _____ (Address)
 _____ (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois
 COUNTY OF Cook } ss.

I, Timothy S. Breems a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____
 personally known to me to be the Vice President of American Dream Properties, Inc.
 a Illinois corporation, and _____, 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 Vice 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 2nd day of January 1999.



Tim Breems
 Notary Public
 Commission expires 07-17-2002

Box _____
SPECIAL WARRANTY DEED
 Corporation to Individual

TO _____

CITY OF CHICAGO
 TRANSFER TAX **252 DOLS 00 CTS**

ADDRESS OF PROPERTY: _____

MAIL TO: _____

GEORGE E. COLE®
 LEGAL FORMS

UNOFFICIAL COPY

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EXHIBIT A

LOT 25 AND THE SOUTH 7 FEET OF VACATED EAST AND WEST ALLEY LYING NORTH OF AND ADJACENT TO LOT 25, IN BLOCK 4 IN DELL AND MARSDEN'S FOREST PARK SUBDIVISION UNIT NO. 2, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, LYING SOUTH OF A LINE DRAWN 738 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19 AND NORTH OF THE RIGHT OF WAY LINE OF THE MICHIGAN CENTRAL RAILROAD COMPANY IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 3212-421-021

Address: 427 Hickory, Chicago Heights, IL

0 0 1 5 9 2

REVENUE

STAMP FEB-2199

P.B. 11422

Cook County

REAL ESTATE TRANSACTION TAX

31.50

110223

P.B. 11262

FEB-2199

DEPT. OF REVENUE

63.00

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

