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GEORGE E. COLE®
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

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THIS AGREEMENT, made this 14th day of DECEMBER, 1998, 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 SCOTT M. SARRIS and RICHARD A. DOHERTY

2439 N. Seminary - Chicago, Illinois 60614

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (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 SEVEN 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: PARCEL 1 (A): The East 26.28 feet of

Lots 26 to 28, both inclusive, taken as a tract (except the South 46.01 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 Walls, Rights and Maintenance for 530 North Wood Street Townhouses Recorded as Document Number 97491165

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): 17-07-217-047 and 17-07-217-048-0000

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.

BEST QUALITY CONSTRUCTION CO.

(Name of Corporation)

By: Andrej Zubek
ANDREJ ZUBEK President

Attest: Andrej Zubek
ANDREJ ZUBEK Secretary



This instrument was prepared by JOHN W. SZEREDA, JR., Attorney at Law-11732 South Western Avenue
(Name and Address) Chicago, Illinois 60643

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1999-02-08 11:55:24
Cook County Recorder 23.00



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Above Space for Recorder's Use Only

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JACOB J. MEISTER

MAIL TO:

Schwartz & Freeman (Name)
 401 N. Michigan Ave, 1900
 (Address)
 Chicago, IL 60611
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

SCOTT M. SARRIS & RICHARD A. DOHERTY

(Name)

530 North Wood-Street

(Address)

Chicago, Illinois 60622

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS

COUNTY OF COOK

ss.

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

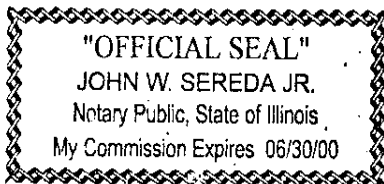
authority, given by the Board of Directors of said corporation as their free and voluntary

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 14th day of DECEMBER 1998

JOHN W. SEREDA, JR., Notary Public

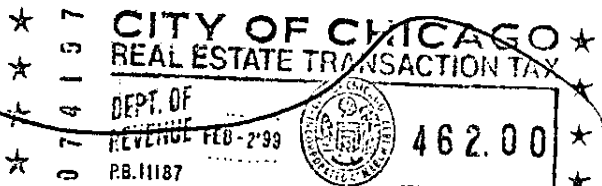
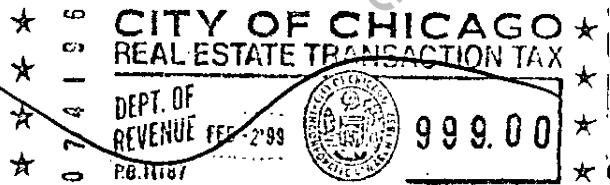
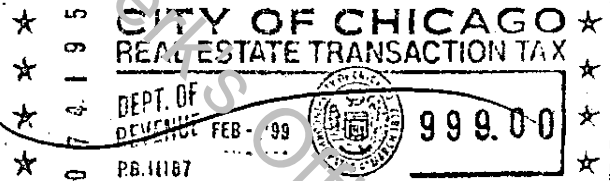
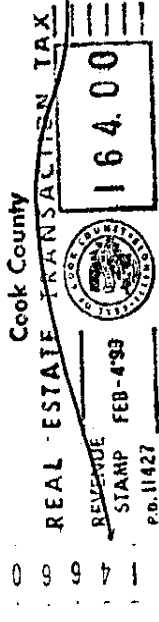
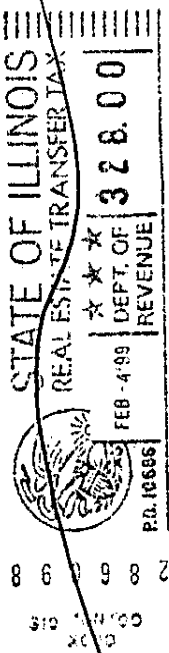
Commission expires JUNE 30, 2000.



Box 99130262

SPECIAL WARRANTY DEED

Corporation to Individual



LEGAL FORMS

