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1999-02-17 10:31:47

Cook County Recorder

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SPECIAL WARRANTY DEED

THIS AGREEMENT made this 7th day of December, 1998, between O.P. REAL ESTATE, 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 SKM, 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, 6907 N. Eastprarie, Lincolnwood, IL 60645, party of the second part, WITNESSFTH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE ALIEN AND CONVEY unto the party of the second part, and to its heirs and

assigns, FOREVER, all the rollowing described real estate, situated in the County

of Cook and State of Illinois known and described as follows, to wit:

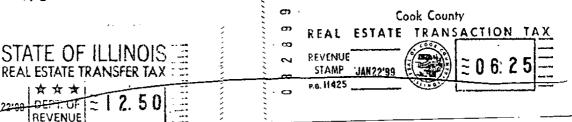
Lot 43 in B.L. Anderson's Subdivision of Block 8 of F. Harding's Subdivision of the West 1/2 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 16-11-21 (-004-0000 COMMON STREET ADDRESS: 645 N. Trumbull, Chicago, IL 60624

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general real estate taxes for the year 1998 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1999 and to any condition that would be revealed by a proper inspection, and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenance, 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

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MAIL 420 LEE STREET

DES PLAINES, IL 60016

UNOFFICIAL COPY

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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, its 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

	O. P. REAL ESTATE, INC. BY: hillent Bell
0	Gilbert Balin, President
	ATTEST: Albert Bale
Starte of Illinois	Gilbert Balin, Secretary
County of Cook) ss	

I, the undersigned Notary Purite in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Gilbert Balin personally known to me to be the President and Secretary of O.P. Real Estate, 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 and Secretary, he signed and activered the said instrument 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 decided of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of December, 1998.

COMMENCE FOR THE SEAL NOTARY PUBLIC

TIMOTHY L ROWELLS

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