

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
TENANCY BY THE ENTIRETY

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1999-03-24 09:15:47
Cook County Recorder 25.50



MAIL TO:
Thomas Dalton
6930 W. 7th Street
Burbank, Illinois 60459



NAME & ADDRESS OF TAXPAYER:
Steven J. Kristich
4610 W. 82nd Place
Chicago, Illinois 60652

THIS INDENTURE, made this 21st day of JANUARY, 1999, between GRANTOR(S), Crown Mortgage Company 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 Steven J. Kristich and Jaynis F. Kristich of 6237 S. Kedvale Avenue, Chicago, in the County of Cook, in the State of Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to 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:

** Husband and wife, not as joint tenants in common but as tenants by the entirety*

Lot 164 in Scottsdale First Addition, being Raymond L. Lutgert's Resubdivision of part of the East half of Lot 5 in the Assessor's Subdivision of Section 34 and the North half of Section 32, Township 38 North, Range 13, East of the Third Principal Meridian and of part of the East half of Lot 3 in the subdivision of Lot 4 in the aforesaid Assessor's Subdivision also Lots "D" and "E" in Scottsdale, being Raymond L. Lutgert's Subdivision of part of the East half of said Lot 5 in the Assessor's Subdivision all according to a plat thereof recorded March 18, 1952 as Document 15297457, in Cook County, Illinois.

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,

ATGF, INC

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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, WILL WARRANTY AND DEFEND, subject to:

- (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after this Contract date; (c) Building, building line and use or occupancy restrictions; conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) If the property is other than a detached, single-family home, party walls, party wall rights and agreements; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois condominium Property act, and if applicable, installments of assessments due after the date of closing.

Permanent Index No:
19-34-112-021

Property Address:
4610 W. 82nd Place, Chicago, Illinois 60652

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 Asst. Secretary, the day and year first above written.



Crown Mortgage Company
(Name of Corporation)

By Steve Stephens x
Vice President

Attest: Mary Rihani x
Asst. Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF)

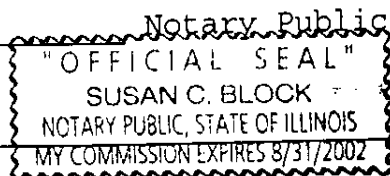
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Steve Stephens personally know to me to be the Vice President of Crown Mortgage Company, a corporation, and Mary Rihani personally known to me to be the Asst. Secretary of said corporation, and personally know 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 Asst. 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 _____ 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 notary seal, this 20th day of

January, 1999.

99282012

Susan C. Block



(seal)

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My commission expires _____

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph _____ Section 4,
Real Estate Transfer Act
Date: _____

Prepared By:
Codilis & Associates, P.C.
7955 S. Cass Ave.
Darien, Illinois 60561

Signature: _____

COOK
CO. NO. 015
0 8 8 2 5 3

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAR22'99 DEPT OF REVENUE

0 8 8 2 5 3

COOK COUNTY
REAL ESTATE TRANSFER TAX

REVENUE
STATE

49.50

★ 4 DEPT OF CHICAGO ★
★ REAL ESTATE TRANSFER TAX ★

★ 0 2 1 0 DEPT OF REVENUE MAR22'99 ★
★ 742.50 ★

99282012