

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



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 13th day of April, 1999, between Preferred Investments, Inc., 100 N. LaSalle-ste.1111, Chicago, IL 60602, 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 Lillie Ware and Margarito Hill, 7054 S. Throop, Chicago, IL 60636, in Joint Tenance with the 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 Ten & 00/100 Dollars and other 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 FEMISE, 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:

Above Space for Recorder's Use Only

Lot 7 in Block 11 in Lee's Subdivision of the West 1/2 of the Southeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, 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, \_\_\_\_\_ 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, \_\_\_\_\_ 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): 20-20-417-028-0000  
Address(es) of real estate: 6916 S. Aberdeen, Chicago, IL 60636

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.

Preferred Investments, Inc.  
(Name of Corporation)  
By Gilbert Balin  
President  
Attest: Gilbert Balin  
Secretary

This instrument was prepared by Gilbert Balin, 100 N. LaSalle-ste.1111, Chicago, IL 60602  
(Name and Address)

Box \_\_\_\_\_

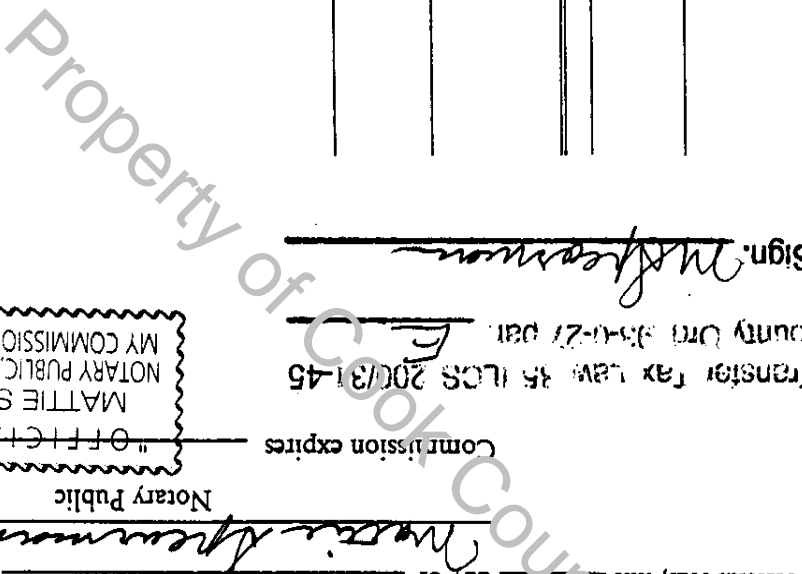
**SPECIAL WARRANT DEED**  
Corporation to Individual

TO

ADDRESS OF PROPERTY:

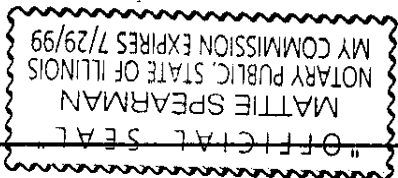
MAIL TO:

GEORGE E. COLE®  
LEGAL FORMS



Date 15th April 1999 Sign: M. Spearman

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 35-4-27 par. E



Commission expires \_\_\_\_\_

Notary Public

Mattie Spearman  
\_\_\_\_\_  
19 99

Given under my hand and official seal, this 15th day of April 1999,  
I, the authorized undersigned \_\_\_\_\_, personally known to me to be the  
President of Preferred Investments, Inc. \_\_\_\_\_, and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gilbert Balin  
corporation, and Gilbert Balin \_\_\_\_\_, 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.

STATE OF ILLINOIS }  
COUNTY OF COOK }  
ss. \_\_\_\_\_

OR  
MAIL TO: Lillie Ware (Name)  
7054 S. Throop (Address)  
Chicago, IL 60636 (Address)  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Lillie Ware (Name)  
7054 S. Throop (Address)  
Chicago, IL 60636 (Address)  
(City, State and Zip)

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 15, 1999 Signature: Robert Balin  
Grantor or Agent

Subscribed and sworn to before me by the said GILBERT BALIN this 13TH day of April, 1999.

Notary Public Mattie Spearman

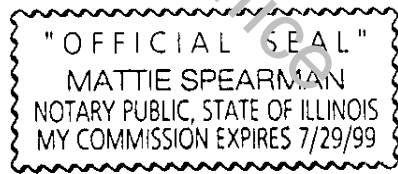


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 13, 1999 Signature: Lillie M. Ware  
Grantee or Agent

Subscribed and sworn to before me by the said Lillie Ware this 13th day of April, 1999.

Notary Public Mattie Spearman



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]