

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

**UNOFFICIAL COPY**

3585081

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 INDENTURE, made this 9th day of January,  
19 87, between WESTAMERICA MORTGAGE COMPANY

a corporation created and existing under and by virtue of the laws of  
the State of Colorado and duly authorized to transact  
business in the State of Illinois, party of the first part,  
and DONALD J. DONEGAN and THOMAS M. DONEGAN  
2710 Ridge Road, Lansing, IL 60433

(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 and no/100---  
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:

LOT 13 IN THE SUBDIVISION OF LOT "A" OF HERR'S SUBDIVISION OF THAT PART OF THE  
EAST 10 CHAINS LYING SOUTH OF THE CENTER OF THE ROAD OF THE EAST 1/2 OF THE NORTHWEST  
1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN THE VILLAGE OF LANSING, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2710 Ridge Road, Lansing, IL 60433

Tax ID No. 050 30-31-120-058

Subject to covenants, easements, restrictions of record, and property taxes for  
1985 and subsequent years.

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.

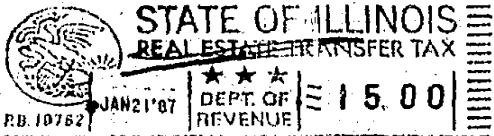
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of  
the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said  
premises hereby granted are, or may be, in any manner incumbered 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 Index Number(s): 30-31-120-058

Address(es) of real estate: 2710 Ridge Road, Lansing, IL 60433

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

COOK  
CO. NO. 016  
169201



WESTAMERICA MORTGAGE COMPANY  
(Name of Corporation)

By: C.J. Pishalaki Senior Vice President  
Attest: Irene Laudick Assistant Secretary

This instrument was prepared by Codilis and Associates, P.C., 1 S. 280 Summit Ave., Court A.  
(NAME AND ADDRESS) Oakbrook Terrace, IL 60181

SEND SUBSEQUENT TAX BILLS TO:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City, State and Zip) \_\_\_\_\_

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City, State and Zip) \_\_\_\_\_

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# UNOFFICIAL COPY

STATE OF COLORADO  
COUNTY OF DENVER ss.

I, SHARON LEE, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that G. J. PISHALSKI personally known to me to be the Sr. VICE President of WESTAMERICA MORTGAGE COMPANY, a COLORADO corporation, and IRENE LAUDICK, personally known to me to be the ASSISTANT 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 Sr. VICE President and ASSISTANT 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 9th day of January, 1987.

Sharon Lee  
Sharon Lee Notary Public  
My Commission Expires Oct. 16, 1990  
Commission expires \_\_\_\_\_

Box \_\_\_\_\_

**SPECIAL WARRANTY DEED**

Corporation to Individual

3585081

TO

3585081

Age of \_\_\_\_\_

Address \_\_\_\_\_

ADDRESS OF PROPERTY:

Husband [Signature]

Wife [Signature]

Subj. [Signature]

Address [Signature]

County [Signature]

Remarks [Signature]

Sig. Card [Signature]

MAIL TO: [Signature]

CENTIS & ASSOCIATES, P.C.  
15280 Summit Avenue, Court A  
Oakbrook Terrace, Illinois 60181

GEORGE E. COLE  
LEGAL FORMS