

Special Warranty Deed
(Corporation to Individual)

THIS AGREEMENT, made this ____ day
of _____, 20____,
between

_____,
a Corporation created and existing under and
by virtue of the laws of the State of
_____, and duly authorized to
transact business in the State of Illinois,
party of the first part, and
_____, of

_____,
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 valuable consideration in
hand paid by the party of the second part,
the receipt whereof is hereby acknowledged,
and pursuant to the 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 his/her/their heirs and
assigns, FOREVER, all the following
described real estate, situated in the County
of _____, State of Illinois known
and described as follows, to wit:

See **Legal Description attached:**

Permanent Index Number:

Commonly Known As:

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, his/her/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, his/her/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 encumbered 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:

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 _____, the day and year first above written.

By: _____ Attest: _____
Its: _____ Its: _____

State of _____)
County of _____) ss.

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ President of _____, a _____ Corporation, and _____, personally known to me to be the _____ 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 _____, 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 _____ day of _____, 20____.

Notary Public

My Commission Expires _____

Mail To:

Send Subsequent Tax Bill to:

Prepared By:

**DO NOT USE THIS DOCUMENT WITHOUT FIRST CONSULTING AN ATTORNEY IN THE
JURISDICTION WHERE THE REAL ESTATE IS LOCATED**