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2000-09-22 11:02:02
Cook County Recorder 23.50

SPECIAL WARRANTY DEED

00-3131

THIS AGREEMENT made this 12th day of September, 2000, between CAPITAL TAX CORPORATION, an Illinois Corporation 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 Erika Spencer, 14745 S. Page, Harvey, Illinois 60426, party of the second part, WITNESSETH, 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 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 12 in Block 1 in Sheldon Heights, being a Subdivision of the Northwest ¼ of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois


PERMANENT INDEX NUMBERS: 25-21-107 012-0000
COMMON STREET ADDRESS: 11119 S. Eggeston, Chicago, Illinois

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1999 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2000.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainder, 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 heirs and assigns forever.

STATE TAX

STATE OF ILLINOIS



SEP. 22. 00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


SEP 22 2000

REAL ESTATE TRANSFER TAX
0006900
FP326669

0000018770

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 22. 00

REVENUE STAMP

SEP 22 2000

REAL ESTATE TRANSFER TAX
0003450
FP326670

0000036550

City of Chicago
Dept. of Revenue
235660



Real Estate
Transfer Stamp
\$517.50

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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, 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 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 Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 12th of September, 2000.

CAPITAL TAX CORPORATION

By Timothy T. Balin
President

Attest: Timothy T. Balin
Secretary

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy T. Balin, personally known to me to be the President of CAPITAL TAX CORPORATION, an Illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said 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 severally acknowledged that such President and Secretary, signed and delivered 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 deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 12th day of September, 2000.

Commission Expires 2-6-2001

Shawn Cabredo
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Mail To: P. Barwick & Assoc
9128 S. Archer
Chicago, IL 60617

Send subsequent tax bills to:
Same