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SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

2001-05-18 10:22:50 Cook County Recorder 25.50

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THIS AGREEMENT made this 4th day of May, 2001, between G.B.F. Real Estate Corp., 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, part of the first part, and Adam Piegza, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and no cents 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 his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

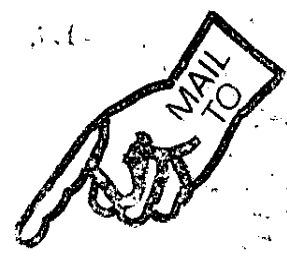
SEE LEGAL DESCRIPTION ATTACHED

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversion, 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 part of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, and with the party of the second part, his 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:

Permanent Real Estate Number(s): 13-09-219-020-0000 Address of Real Estate: 5236 N. Laramie, Chicago, Illinois 60630

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 Michael Garcia, its President, and attested to by Michael Garcia, its Secretary, the day and year first above written.



G.B.F. Real Estate Corp. By: Michael Garcia, President Attest: Michael Garcia, Secretary

MAIL TO: {Slava Aaron Tenenbaum } {Slava Aaron Tenenbaum, Chartered } {6445 N. Western Avenue, Suite 302 } {Chicago, Illinois 60645 }

Send Subsequent Tax Bills To: Adam Piegza 5236 N. Laramie Chicago, Illinois 60630

This Instrument was prepared by: Brian E. Alexander Alexander, Alexander & Associates 111 W. Washington, Suite 1023 Chicago, Illinois 60602

ATGF, INC.

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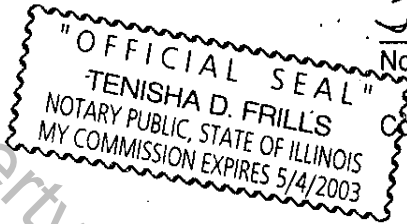
I, Tenisha D. Frills, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Michael Garcia of G.B.F. Real Estate Corp., a corporation, is personally known to me to be the President and Secretary of said corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, he 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 4th day of May, 2001.

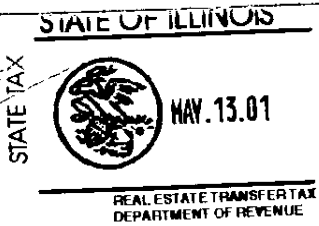
Tenisha D. Frills

Notary Public

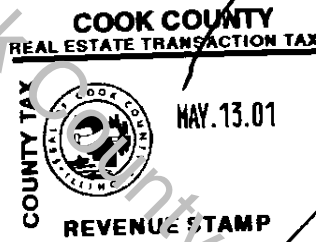
Commission Expires: May 4, 2003



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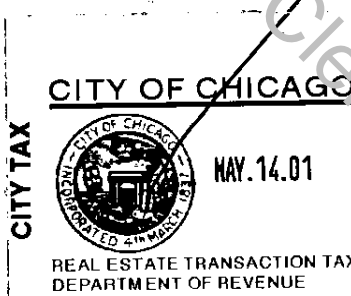


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Legal Description:

LOT 160 IN KINSEY'S JEFFERSON PARK AND FOREST GLEN SUBDIVISION OF BLOCK 2 IN THE VILLAGE OF JEFFERSON IN THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET THEREOF), THE NORTH WEST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE OF SAID SECTION AND (EXCEPT THE SOUTH 33 FEET THEREOF) THAT PART SOUTH WEST OF CENTER OF ELSTON AVENUE OF THE SOUTH 1/3 OF THE NORTH EAST 1/4 NORTH AND SOUTH OF INDIAN BOUNDARY LINE OF SAID SECTION 9, SOUTH 8 FEET OF LOT 9 IN THE SUBDIVISION BY THE EXECUTORS OF THE ESTATE OF SARAH ANDERSON, DECEASED, THE SOUTH EAST 1/2 OF THE NORTH WEST FRACTIONAL 1/4 SECTION 9 NORTH OF INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

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01/02/2012