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02/19/001 21 001 Page 1 of 2

2001-07-16 09:23:36

Cook County Recorder 23.50



THIS INDENTURE, made this 9th day of April, 2001, between BG INVESTMENTS INC., 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 S.A. Top Construction Inc. whose address is 8631 S. Laramie, Burbank, Illinois 60459, 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 good and 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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors 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:

The North 10 feet of Lot 43 and Lot 44 (except the North 2 1/2 feet thereof) in Block 4 in Thornton Hall's Washington Heights Subdivision of Blocks 1, 2, 3 and 4 of South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 37 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, its successors 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, its successors 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: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 25-17-212-003-0000
Address(es) of real estate: 10411 South Morgan Street, Chicago, Illinois

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.

B G INVESTMENTS INC., a corporation,

By: Bonnie J. Gray
Bonnie J. Gray, President

Attest: Michelle Henderson
Michelle Henderson, Secretary

This instrument prepared by: Frank R. Dufkis, Esq., 120 North LaSalle Street, Suite 2820, Chicago, Illinois 60602

MAIL TO:

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(Address)

(City, State and Zip)

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Page 2 of 2

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OR RECORDER'S OFFICE BOX NO. _____

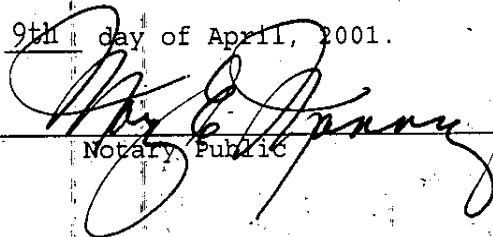
STATE OF ILLINOIS)

) SS:

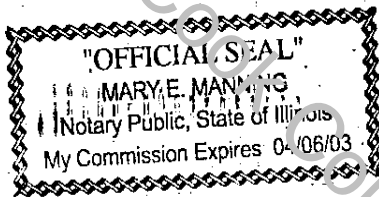
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bonnie J. Gray, personally known to me to be the President of B-G INVESTMENTS INC., an Illinois corporation, and Michelle Henderson, 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 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.

Given under my hand and official seal this 9th day of April, 2001.



Notary Public



City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 255943 \$412.50
 07/16/2001 09:09 Batch 23787 16

STATE TAX
 STATE OF ILLINOIS
 JUL. 16. 01
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 0005500
 FP326660

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUL. 16. 01
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
 0002750
 # 0000057529
 FP326670



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BOX

SPECIAL WARRANTY DEED

Corporation to Individual