

UNOFFICIAL COPY

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2001-09-21 12:51:15
Cook County Recorder 25.00

SPECIAL WARRANTY DEED



THIS AGREEMENT made this 31st day of July, 2001 between CAPITAL TAX CORPORATION, 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, MARVIN LOVING, 740 N. LeClaire, Chicago, Illinois 60651 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 its 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:

1B 2 new w/o no abstract CTI
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7929326

WEST 48.6 FEET OF SOUTH 6 1/2 FEET OF LOT 16 AND WEST 48.6 FEET OF LOT 17 IN BLOCK 4 IN HOGENSON AND SCHMIDT'S ADDITION TO LINDEN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-04-424-020-0000
COMMON STREET ADDRESS: 814 N. LeClaire, Chicago, Illinois 60651

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 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, its 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

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MAB

BOX 333-CTI

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or charged, except as herein recited; and that the said premises, against all person 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 party of the first 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.

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH _____ SECTION _____ OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH _____ SECTION _____ OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

8/25/01 Jonathan L. Smith
Date (Agent, Seller or Representative)

CAPITAL TAX CORPORATION

BY: Timothy T. Balin
Timothy T. Balin, President

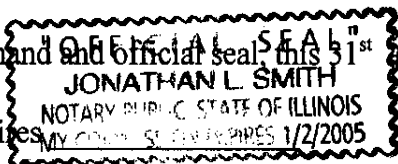
ATTEST: Timothy T. Balin
Timothy T. Balin, Secretary

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 and Secretary of CAPITAL TAX CORPORATION, an Illinois 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 acknowledged that as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 31st day of July, 2001.

Commission Expires



Jonathan L. Smith
NOTARY PUBLIC

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

Send subsequent tax bills to:

Mail To:

Howard Hoffman
105 N. Madison # 1001
Chgo, IL 60602

MR. SPARK GARDNER
1128 N. CENTRAL
CHICAGO, IL 60651

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 31, 2001 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said grantor
this 31 day of July
2001

[Signature]
Notary Public
"OFFICIAL SEAL"
JUDITH WOODS
Notary Public, State of Illinois
My Commission Expires 10/7/01

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 31, 2001 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said grantee
this 31 day of July
2001

[Signature]
Notary Public
"OFFICIAL SEAL"
JUDITH WOODS
Notary Public, State of Illinois
My Commission Expires 10/7/01

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]