

UNOFFICIAL COPY

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2001-10-05 15:14:33
Cook County Recorder 25.50



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of August, 2001, between CONTINENTAL TITLE COMPANY, 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 BONDED MUNICIPAL CORPORATION whose address is 120 N. LaSalle Street, Chicago, Illinois 60602, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A"

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.

COB A 10/05/01 10:00 AM

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 incumbered 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): 17-29-319-001-0000 and 17-29-319-002-0000

Address(es) of real estate: Southwest corner of Archer Avenue and Pitney Court, Chicago, IL

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 Vice President, and attested by its Assistant Secretary, the day and year first above written.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
262241 \$2,250.00
10/02/2001 14:51 Batch 07280 68



CONTINENTAL TITLE COMPANY,
a corporation,

By: Frank R. Dufkis
Frank R. Dufkis, Vice President

Attest: Margery E. Baum
Margery E. Baum, Assistant Secretary

This instrument prepared by: Steven A. Salzman, Esq., 111 West Washington St., Suite 1300, Chicago, Illinois 60602

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"EXHIBIT A"

Lots 51 to 57, both inclusive, Lots 59 to 67, both inclusive, and Lots 68 to 76, both inclusive, (except the South 47 feet of said Lots 68 to 76) also the alley or strip of land 16 feet more or less in width lying between and bounded by said Lots 59 to 67 on the North and by said Lots 68 to 76 on the South; also that part of Pitney Court lying between and bounded by said Lots 54 to 57 on the West and said Lot 59, said alley of strip of land 16 feet in width, and said Lot 76 on the East, as lies North of the South Line of said Lot 57, extended East, and South of the North line of said Lot 59, extended West; also that part of Pitney Court and 31st Street lying East of and adjoining said Lots 54 and 55 North of the North line of said Lot 59, extended West, and Southwesterly of the Westerly line of Pitney Court as established North of 31st Street, extended Southeasterly; all in Broad and Pitney's Subdivision of Block 30 and of Lot 2 in Block 29 in Canal Trustee's Subdivision of the South Fraction of Section 29 and also of 4.84 acres in the Northeast corner of the West half of the Northwest quarter of Section 32, all in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; together with all of the right, title and interest of the owner in and to any and all property adjacent thereto and lying within the streets, alleys and waterways adjoining said premises; excepting from the foregoing a part of Lot 51 heretofore conveyed by Marblehead Line Company to the City of Chicago by deed dated June 15, 1961 recorded April 6, 1962 as document number 18442196 and described as follows: That part of Lot 51 in Broad and Pitney's Subdivision of Block 30 and of Lot 2 Block 29 in Canal Trustees' Subdivision of the South Fraction of Section 29 and in the West Half of the Southwest Quarter of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point in the Southerly street line of Archer Avenue, said point being 63.46 feet Westerly of the Westerly Street line of Pitney Court as measured along the Southerly Street line of Archer Avenue; thence Westerly along a line forming an angle of 2 degrees 30' 23" with the Southerly street line of Archer Avenue, measured from Westerly to Southwesterly a distance of 132.23 feet; thence Southerly at right angles to the last described line a distance of 0.75 feet; thence Westerly at right angles to the last described line a distance of 38.58 feet (more or less) to the Westerly line of Lot 51; thence Northerly along the Westerly line of Lot 51 a distance of 8.25 feet (more or less) to the Southerly street line of Archer Avenue; thence Easterly along the Southerly street line of Archer Avenue a distance of 169.88 feet, more or less, to the point of beginning, in Cook County, Illinois.

STATE TAX

STATE OF ILLINOIS




OCT.-2.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 000003893	REAL ESTATE TRANSFER TAX
	0030000
	FP326660

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT.-2.01

REVENUE STAMP

# 0000064027	REAL ESTATE TRANSFER TAX
	0015000
	FP326670

Cook County Clerk's Office