SPECIAL WARRANT UNOFFICIAL COPY

THIS INDENTURE, made this 20th day of <u>November</u>, 2001, between B G 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 Felix M. Padilla whose address 2254 North Avers Avenue, Chicago, Illinois 60647 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,

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Cook County Recorder .



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 the following described real estate, situated in the County of Cook and State of Illinois known and describe as follows, to wit:

Lot 2 in Charles S. Neeros Resurdivision of Block 3 of Grant and Keeney's Addition to Pennock, a Subdivision of the Fast 1/2 of the West 1/2 of the Northwest 1/4 of Section 35, Township 40 North, Range 23 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 the estate, right, title, interest, claim or demand whatsoever, of the percy 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.

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, 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 DEFIND, subject to: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 13-35-109-022-0000 Address(es) of real estate: 2254 North Avers Avenue, Chicago, Illinois 60647

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.

City of Chicago Dept. of Revenue 265831

Real Estate Transfer Stamp \$1,368.75 11/21/2001 09:39 Batch 06533 8

B G INVESTMENTS INC.,

Henderson,

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

MAIL TO: Timothy E. Moran OFF SEND SUBSTOLENT TAX BILLS TO: (Name)	
MAN Schmidt Salzman & Moran, Ltd. (Address)	(Name)
W. Washington, #1300, Chicago, IL (City, State and Zip) 60602	(Address)
OR RECORDER'S OFFICE BOX NO	(City, State and Zip)
STATE OF ILLINOIS)) SS: COUNTY OF COOK)	* 11 09 75 8 5
I, the undersigned, a Notary Public in and aforesaid, DO MEREBY CERTIFY that Bonnie J. Government of B G INVESTMENTS INC., an Illinois personally known to me to be the Secretary of to me to be the same persons whose names are suppeared before me this day in person and severand Secretary, they signed and delivered the same seal of said corporation to be affixed thereto Board of Directors of said corporation as the free and voluntary act and deed of said contherein set forth. Given under my hand and official seal of Mary E. Manning Notary Public, State of Illinois My Commission Expires 4/6/03	s corporation, and Michelle Henderson, said corporation, and personally known abscribed to the foregoing instrument, recally acknowledged as such President aid instrument and caused the corporate o, pursuant to authority, given by the eir free and voluntary act, and as the reporation, for the uses and purposes this 30th day of November, 2001. Notary Public
BOX_ SPECIAL WARR COTPORATION TO	STATE OF ILLINOIS STATE OF ILLINOIS MATL TO: