

UNOFFICIAL COPY

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1035/0211 90 001 Page 1 of 3

2002-01-07 14:07:46

Cook County Recorder

25.50



0020023721

RETURN TO:  
Wheatland Title  
39 Mill Street  
Montgomery, IL. 60538  
HC2001CO - 3505

### SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 28<sup>th</sup> day of November, 2001, between FREMONT INVESTMENT AND LOAN, duly authorized to transact business in the State of Illinois, and TIM DUGGAN, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars 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 the following described real estate, situated in the County of Cook, and State of Illinois, known and described as follows, to wit:

THE NORTH 1/2 OF LOT 45 AND ALL OF LOT 46 IN BLOCK 3 IN MIFFLIN'S SUBDIVISION OF BLOCKS 3 AND 4 IN THOMPSON AND HOLMES SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together will 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, 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 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:

General real estate taxes for 2000 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

Permanent Real Estate Number(s): 20-17-404-027-0000

Address(s) of Real Estate: 5916 South Sangamon, Chicago, Illinois 60621

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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.

## FREMONT INVESTMENT AND LOAN

By Hilary Reidenbaugh  
Hilary Reidenbaugh, Asst. Vice President

By John Alkire  
John Alkire, Vice President

Attest: [Signature]

STATE OF California )  
COUNTY OF Orange )SS

I, Tai Alailima a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Hilary Reidenbaugh personally known to me to be the A. V. President of FREMONT INVESTMENT AND LOAN, and John Alkire, personally known to me to be the Asst. V.P. 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 that as such A. V. President and V.P. 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 \_\_\_\_\_ 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 28th day of November, 2001.



[Signature]  
Notary Public  
Commission expires \_\_\_\_\_

This instrument was prepared by: Attorney Donald C. Marcum  
Wheatland Title, 39 Mill Street, Montgomery, Illinois 60538 (630) 892-2323 ext. 234

Mail to:  
Wheatland Title Guaranty  
39 Mill Street  
Montgomery, Illinois 60538

Send Subsequent Tax Bills to:  
Tim Duggan  
3116 West 111th St.  
Chicago IL 60655


# UNOFFICIAL COPY

City of Chicago  
Dept. of Revenue  
268719




Real Estate  
Transfer Stamp  
\$270.00

01/07/2002 13:34 Batch 07237 57

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
  
JAN. -7.02  
REVENUE STAMP

# 0000070559

REAL ESTATE TRANSFER TAX
0001800
FP326670

STATE TAX  
**STATE OF ILLINOIS**  
  
JAN. -7.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000036257

REAL ESTATE TRANSFER TAX
0003600
FP326669

PROPERTY OF COOK COUNTY CLERK'S OFFICE