

UNOFFICIAL COPY

0020030738

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2002-01-08 15:53:58

Cook County Recorder

25.50

SPECIAL WARRANTY DEED



0020030738

THIS INSTRUMENT, made this 31st day of December, 2001, between THE GRANTOR, JAM Ventares, LLC, and Juan Aguilera, the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of the TEN & 00/100 DOLLARS (\$10) and other valuable consideration in hand paid by the GRANTEE, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of ILLINOIS known and described as follows, to wit:

FIRST AMERICAN TITLE order #

ACATZ 2876
143

3

SUBJECT TO: (a) general taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances; (c) zoning laws and ordinances; (d) visible public and private roads and highways; (e) easements for public utilities; (f) other covenants and restrictions of record; (g) party wall rights and agreements.

Permanent Real Estate Index Number(s):
Address of Real Estate:

32-29-219-007-0000
90 West 25th Street, Chicago Heights, IL

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 said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her 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. Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

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Property of Cook County Clerk

Cook County
REAL ESTATE TRANSACTION TAX
 0 2 6 1 4 8
 REVENUE STAMP APR-2'91
 P.O. 10847
 632.50

09
 13
 12
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 0
 APR-2001
 RB 10942
 DEPT. OF REVENUE
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 65.00

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IN Witness Whereof, said GRANTOR has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its member, the day and year first above written.

JAM Ventures, LLC

By: *J. Alan Miller*

County of Cook)

STATE OF ILLINOIS)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that J. Alan Miller, of JAM Ventures, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of said limited liability company, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, at their own free and voluntary acts, and as the free and voluntary acts of said limited liability company.

Given under my hand and Notarial seal this 31st day of December, 2001.

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX

260 DOLLARS

Address of property: 90 West 25th Street
Chicago Heights, IL

Tax Mailing Address: Juan G. Aquilera
90 W. 25th St.
Chicago Heights, IL
60411

