

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

GIT

4294653K (1/2)

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THIS AGREEMENT, made this 3rd day of June,
~~19~~ 2002, between PHOENYX ONE, 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 OSCAR I. GUTIERREZ

567 W 162nd St., South Holland, IL 60473

(Name and Address of Grantee)

party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars and other good & 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 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:

Above Space for Recorder's Use Only

Lot 540 in the Eighth Addition to Glenwood Gardens, being a subdivision of part of the West 1/2 of the Southeast 1/4 of Section 3 and part of the East 1/2 of the Southwest 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Real estate taxes for 2002 and subsequent years; covenants, conditions, easements and restrictions of record; special assessments confirmed after April 30, 2002; building, building line and use or occupancy restrictions, zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals, drain tile, pipe or other conduit.

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, 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:

Permanent Real Estate Number(s): 32-03-331-002
Address(es) of real estate: 122 Maple Drive, New Lenox, IL 60425

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.

PHOENYX ONE, INC.
(Name of Corporation)

By [Signature]
President

Attest: [Signature]
Secretary

NO. 3675 REAL ESTATE TRANSFER TAX
AMOUNT 577.50
DATE 5-30-02
SOLD BY: CMS
The Village of GLENWOOD

This instrument was prepared by James J. Bromberg, 300 E 5th Ave., #380, Naperville IL 60563
(Name and Address)

2/01

0020659923

UNOFFICIAL COPY

Roseann Montgomery

MAIL TO:

(Name) Attorney at Law
(Address) 48 Shadow Creek Circle
(City, State and Zip) Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:

Oscar Gutierrez
(Name)
122 Maple Drive
(Address)
Glenwood, IL 60425
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois

COUNTY OF Cook } ss.

I, _____ the undersigned _____ a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Louis ALEXander Vanco personally known to me to be the President of PHOENIX ONE, INC. a Illinois corporation, and Louis A. Vanco, personally known to me to be the Vice 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 _____ President and _____ 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 Directors 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 3rd day of June 19 2002

James J. Bromberk
Notary Public
Commission expires 8-16-02
"OFFICIAL SEAL"
JAMES J. BROMBEREK
Notary Public, State of Illinois
My Commission Expires 08/16/02

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Box
SPECIAL WARRANTY DEED
Corporation to Individual

TO

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 12. 02
REVENUE STAMP

0000002392
REAL ESTATE TRANSFER TAX
0005775
FP 103017

OPERT
STATE TAX
STATE OF ILLINOIS
JUN. 12. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002683
REAL ESTATE TRANSFER TAX
0011550
FP 103014

GEORGE E. COLE
LEGAL FORMS