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2002-07-19 11:57:36

Cook County Recorder

27.00

GEORGE E. COLE FORM NO. 01
LEGAL FORMS
February, 1985

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



THIS AGREEMENT, made this 24TH day of June, 2002, between **SCOTT HOSKINS**, not married, 1440 South Michigan Avenue, Unit PH10, Chicago, Illinois 60605, party of the first part, and **MATT R. KIHNKE**, 1442 North Mohawk, Chicago, Illinois 60610, 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 (\$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 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 the State of Illinois known and described as follows, to wit:

SEE ATTACHED 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 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, its 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 DEFEND, subject to conditions, covenants and restrictions of record, and real estate taxes not yet due and payable.

Permanent Real Estate Index Number(s): 14-31-302-038-0000

Address(es) of Real Estate: 2212 West Homer Street, Chicago, Illinois 60647

In Witness Whereof, said Grantor has caused his name to be signed this 24 day of June, 2002

SCOTT HOSKINS

This transaction is Exempt under provisions of Paragraph F, Section 4 of the Illinois Real Estate Transfer Tax Act.

6-24-02
Date

Grantor or Representative

BOX 333-CTV

1083 WACIT DT 7914593

333 SW

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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that SCOTT HOSKINS, personally known to me

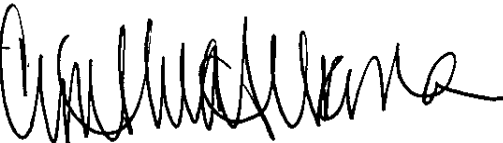
appeared, before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

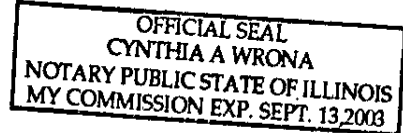
Given under my hand and official seal, this 24th day of June, 2002.

Commission expires

9/13/03



NOTARY PUBLIC



This instrument was prepared by
And return to after recording:

J. David Ballinger
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Mr. Matt Kihnke
1637 North Milwaukee Avenue
Chicago, Illinois 60647

OR RECORDER'S OFFICE BOX NO.

db/cloisng/cm-k-kihnke-swd-homer

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EXHIBIT "A" LEGAL DESCRIPTION

LOT 34 IN BLOCK 3 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH ½ OF THE
SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40, RANGE 14, EAST OF THE THIRD
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 14-31-302-038-0000

COMMON ADDRESS: 2212 WEST HOMER
CHICAGO, ILLINOIS 60647

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STATEMENT BY GRANTOR AND GRANTEE

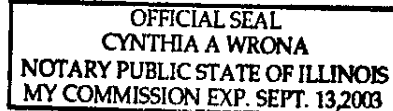
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 24, 2002

Signature: _____

Subscribed and sworn to before
me by the said grantors this
24th day of June, 2002.

Notary Public _____



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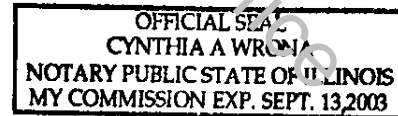
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: June 24, 2002

Signature: _____

Subscribed and sworn to before
me by the said grantee this
24th day of June, 2002.

Notary Public _____



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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

db/closing/cm-kihnke-homer-grnt

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