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2002-08-09 15:05:23

Cook County Recorder

25.50

**SPECIAL WARRANTY DEED**

THIS AGREEMENT made this 8<sup>th</sup> day of August, 2002, between POPULAR REAL ESTATE, INC., an Illinois Corporation 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 SCHILLER, INC., 200 N. Dearborn, Suite 4407, Chicago, Illinois 60601, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:



**Lot 10 in Block 1 in B.F. Jacob's Subdivision of the East Half of the Northeast Quarter of Section 30, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

**PERMANENT INDEX NUMBERS: 20-30-203-010-0000**

**COMMON STREET ADDRESS: 1803 W. 71<sup>st</sup> Street, Chicago, Illinois, 60636**

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainder, 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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par.   E   and Cook County Ord. 93-0-27 par.   E  

Date   08/08/02   Sign 

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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, their 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 8<sup>th</sup> of August, 2002.

## POPULAR REAL ESTATE, INC.

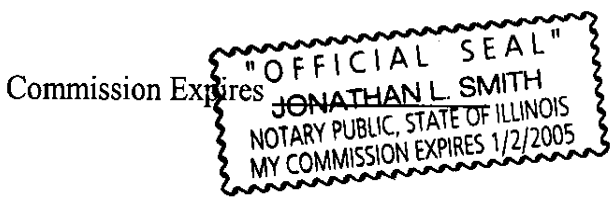
By Timothy T. Balin  
President

Attest: Timothy T. Balin  
Secretary

State of Illinois )  
                          ) ss  
County of Cook    )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy T. Balin, personally known to me to be the President of POPULAR REAL ESTATE, INC., an Illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that such President and Secretary, signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 August 8, 2002.



Jonathan L. Smith  
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: Schiller inc  
200 N. Dearborn #1107  
Chicago IL 60601

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## STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

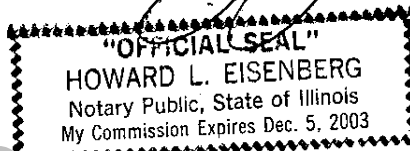
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 08/08, 2002

Signature: \_\_\_\_\_ Grantor or Agent

Subscribed and sworn to before me by the said JAMES J BAUER this 8TH day of AUG, 2002  
Notary Public

*Howard L Eisenberg*



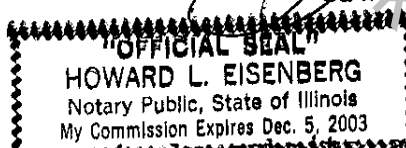
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 08/08, 2002

Signature: \_\_\_\_\_ Grantee or Agent

Subscribed and sworn to before me by the said JAMES J BAUER this 8TH day of AUG, 2002  
Notary Public

*Howard L Eisenberg*



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS