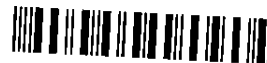


UNOFFICIAL COPY

02-5011

SPECIAL WARRANTY DEED



0021428056

0021428056

4032/0065 54 001 Page 1 of 2

2002-12-23 10:00:25

Cook County Recorder 26.50

THIS AGREEMENT made this 20th day of December, 2002 between TBA, 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, OJI EGGLESTON, 140 E. 115th Street, Chicago, Illinois 60628, 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 its 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:

ALL OF LOT 23 AND THE WEST 4 FEET OF LOT 24 IN BLOCK 2 IN E. STANWOOD SUBDIVISION OF THE SOUTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-22-119-041-0000
COMMON STREET ADDRESS: 140 E. 115th Street, Chicago, Illinois 60628

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 person 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.

UNOFFICIAL COPY 21428056

IN WITNESS WHEREOF, said party of the first 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.

City of Chicago
Dept. of Revenue
296404



Real Estate
Transfer Stamp
\$600.00

12/23/2002 09:45 Batch 05023 5

TBA, INC.

BY: Gilbert Balin
Gilbert Balin, President

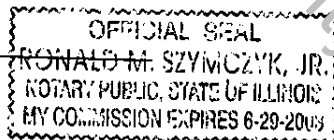
ATTEST: Gilbert Balin
Gilbert Balin, Secretary

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 GILBERT BALIN, personally known to me to be the President and Secretary of TBA, INC., an Illinois 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 acknowledged that as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 20th day of December, 2002.

Commission Expires _____



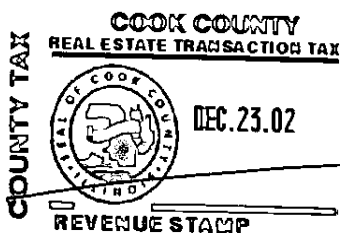
Ronald M. Szymczyk, Jr.
NOTARY PUBLIC

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

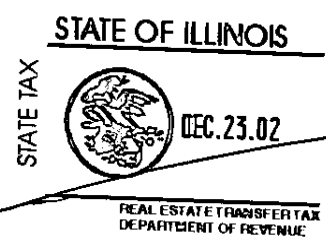
Send subsequent tax bills to:

Mail To: OTF EGGESTON
420 E. 48th PL
CHICAGO IL 60615

SAME



REAL ESTATE TRANSFER TAX
0004000
FP326670



REAL ESTATE TRANSFER TAX
0008000
FP326669