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2000-04-07 10:27:54

Cook County Recorder

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 30th. day of March, 2000, between CAPITAL TAX CORPORATION, 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, CWA Equities, a corporation created and existing under and by virtue of the laws of the State of Illinois, with its principal place of business at 2601 E. 75th. Street, Chicago, Illinois 60649, 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 REMSE, 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:

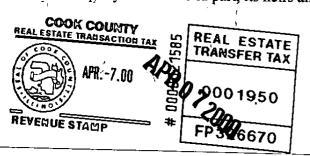


Lot 42 and Lot 41 (except the South 16 feet ci said Lot 41) in Block 8 in the W. O. Coles Subdivision of the North 90.37 acres of that part of the North east 1/4 of Section 5, Township 37 North, Range 14, East of The Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 25-05-219-049-0000 COMMON STREET ADDRESS: 8915 South Aberdeen, Clicago, Illinois 60620

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility east ments 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 thereinto 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 herediaments 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.



City of Chicago Dept. of Revenue 223504

Real Estate Transfer Stamp \$292.50

04/07/2000 09:10 Batch 01653



REAL ESTATE TRANSFER TAX 0003900

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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, 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.

IN WITNESS	WHEREOF, said party of the	first has caused its name to be signed to these presents ay and year first above written.
		CAPITAL TAX CORPORATION
		11101
	O CA	BY: Workly Solution Timothy T. Balin, President
	9	1 , 1 , 1 , 1 , 1 , 1
	Ox	ATTEST: Custly J. Ell Timothy T. Balin, Secretary
State of Illinois)	
County of Cook) ss)	C
CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of CAPITAL TAX CORPORATION, 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 defined the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her five 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 30th day of March, 2000. OFFICIAL SEAL" Commission Expires Comm		
This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.		
		Send subsequent tax bills to:
Mail To: Cu	ut Equities 6	SAME
26	NA Equities 6 01 E 754 ST worm 1L (2649	
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