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2003-01-14 14:52:02
Cook County Recorder 30.50



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21st day of November 2002 by Barr-Vista, L.L.C., an Illinois limited liability company (the "Grantor") having an address of 2400 W. Devon, Chicago, Illinois 60645 to Octavio Alfaro and Fidencia Alfaro his wife, as joint tenants with right of survivorship (the "Grantee") having an address of 674 N. Lyle, Elgin, Illinois.

Grantor, for an in consideration of the sum of Ten dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargains, Sells, Aliens, Remises, Releases, Conveys and confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property;

The real property described on Exhibit A attached hereto and made a part hereof (the "Land");

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto:

IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

GRANTOR:

O'Connor Title Services, Inc.

BARR-VISTA, L.L.C.

2339-08

By: Member: Irving Barr Irrevocable Trust

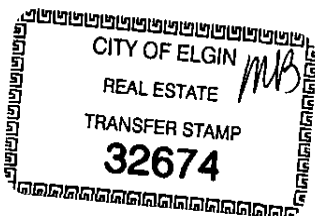
[Signature]
Irving Barr, Trustee

By: Member: Vista Trust

[Signature]
Jim Johnston, Trustee

R+R to:

WEB TITLE 2000
1360 MONROE AVE
ROCK. NY. 14618.



16020080

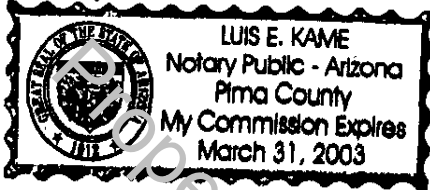
4

ARIZONA

STATE OF ILLINOIS)
Pima)ss.
COUNTY OF COOK)

I, Luis E. Kamei, a Notary Public in and for said State of Arizona and County of Pima, DO HEREBY CERTIFY, that Jim Johnston known to be the Trustee of the Vista Trust and 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 he signed the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of November 2002.

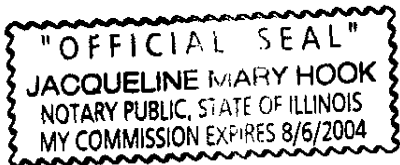


Luis E. Kamei
(Notary Public)
see: Luis E. Kamei

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, Jacqueline Mary Hook, a Notary Public in and for said State of Illinois and County of Cook, DO HEREBY CERTIFY, that Irving Barr known as Trustee of the Irving Barr Irrevocable Trust and 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 he signed the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of November 2002.



Jacqueline Mary Hook
(Notary Public)

AFTER RECORDING RETURN TO
AND SEND SUBSEQUENT BILL TO:

OCTAVIO & FEDENCIA ALFARO
674 N. LYLE
ELGIN, ILLINOIS

THIS INSTRUMENT WAS
PREPARED BY:

SCOTT H. REYNOLDS
Levenfeld Pearlstein
33 West Monroe
21st Floor
Chicago, Illinois 60603
Telephone: (312) 346-8380
Fax: (312) 346-8434

LEGAL DESCRIPTION

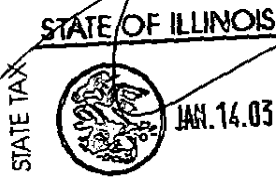
EXHIBIT "A"

THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY LINE OF HAWKINS AND SOWERS ADDITION TO THE CITY OF ELGIN, ILLINOIS, PRODUCED 564.96 FEET SOUTHERLY ALONG SAID WESTERLY LINE AND SAID WESTERLY LINE PRODUCED FROM THE NORTHERLY LINE OF SAID SECTION FOR POINT OF BEGINNING; THENCE NORTHERLY TO AND ALONG SAID WESTERLY LINE OF SAID ADDITION 160.9 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 91.4 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 88 FEET, THENCE SOUTHEASTERLY 151.3 FEET TO PLACE OF BEGINNING, SITUATED IN THE CITY OF ELGIN, COUNTY OF COOK, IN THE STATE OF ILLINOIS.

PROPERTY ADDRESS: 760 VILLA STREET, ELGIN, ILLINOIS 60120

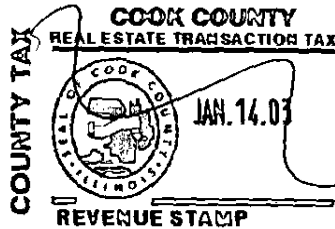
PIN NUMBER: 06-19-100-002-0000

POSTAGE METER SYSTEMS



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00097.00
000007369 FP326669



REAL ESTATE TRANSFER TAX
00048.50
0000095347 FP326670

Exhibit B

Outstanding Real Estate Taxes; Building lines, building laws, ordinances, use or occupancy restrictions; conditions, restrictions and covenants of record; state and municipal regulations, laws and ordinances; public, private and utility easements and rights of way; party wall rights and agreements if any; acts done or suffered by Grantee.

Property of Cook County Clerk's Office

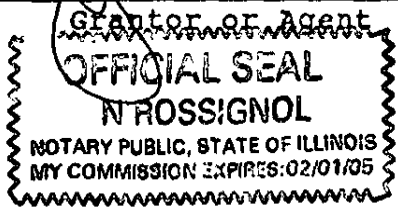
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STATEMENT BY GRANTOR AND GRANTEE

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 11-13, ~~12~~ 2003

Signature: _____

Subscribed and sworn to before me by the said _____ this 14 day of Jan, 2003
Notary Public _____

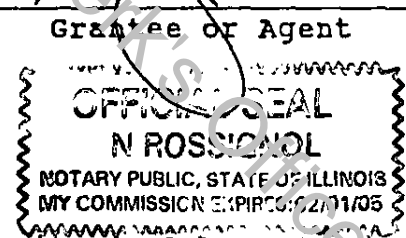


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11-13, ~~12~~ 2003

Signature: _____

Subscribed and sworn to before me by the said _____ this 14 day of Jan, 2003
Notary Public _____



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