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2003-01-17 12:04:40

Cook County Recorder 28.00



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2/16/04

Mail to: *Martin J. Drachon*
2528 S. Austin Blvd
Cicero, IL 60804

Property of Cook County Office

SPECIAL WARRANTY DEED

THE GRANTOR WACHOVIA BANK OF DELAWARE f/k/a FIRST UNION NATIONAL BANK OF DELAWARE, a corporation created and existing under and by virtue of the laws of the state of Delaware, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to

- * **RAUL SILVA and ELIZABETH SILVA, AS JOINT TENANTS** with Right of Survivorship and not as tenants in common, the real estate situated in the County of Cook, State of Illinois, to wit;
- * **RAUL E. SILVA, AN UNMARRIED PERSON**
LOT 20 IN T.P. PHILLIPS' BOULEVARD SUBDIVISION OF BLOCK 17 OF THE SUBDIVISION OF THE NORTH WEST ¼ OF SECTION 29 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3/PS

Subject to: general real estate taxes not due and payable at time of closing, covenants, conditions restrictions of record, building lines and easements, if any so long as they do not interfere with Purchasers' use and enjoyment of the property; all easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property; all valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located; all restrictive covenants, terms conditions, contracts, provisions, zoning ordinances and other

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Items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the property, but only to the extent that same are still in effect; all presently recorded instruments (other than liens and conveyances by, through or under the grantor) that affect the property and any portion(s) thereof; ad valorem taxes, fees and assessments, if any for the current year and all prior and subsequent years, the payment of which grantee assumes (at the time or transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the property), ownership, or both, the payment of which grantee assumes; and any conditions that would be revealed by a physical inspection and survey of the property.

TOWN OF CICERO Real Estate Transfer Tax
1/6/03 \$1000

TOWN OF CICERO Real Estate Transfer Tax
1/6/03 \$500

TOWN OF CICERO Real Estate Transfer Tax
1/6/03 \$100

Commonly known as 2438 S. Austin Blvd. Cicero, IL
PIN 16-29-123-038-0000

TOWN OF CICERO Real Estate Transfer Tax
1/6/03 \$100

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever, and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

TOWN OF CICERO Real Estate Transfer Tax
1/6/03 \$50

TOWN OF CICERO Real Estate Transfer Tax
1/6/03 \$10

TOWN OF CICERO Real Estate Transfer Tax
1/6/03 \$10

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to

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these presents by its VP, this 10 day of Dec, 2002.

WACHOVIA BANK OF DELAWARE f/k/a FIRST UNION NATIONAL BANK OF DELAWARE

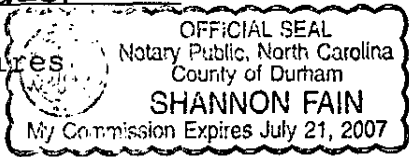
by Deborah Kaufman



State of North Carolina)
County of wake

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Deborah Kaufman personally known to me to be the VP of WACHOVIA BANK OF DELAWARE f/k/a FIRST UNION NATIONAL BANK OF DELAWARE and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and severally acknowledged that as such VP he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 10th day of December 2002.

Commission expires SHANNON FAIN Notary Public
 Shannon Fain Notary Public

This instrument prepared by Mary F. Murray, 6223 N. Navajo, Chicago, Illinois.