

UNOFFICIAL COPY

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5396/0170 11 001 Page 1 of 3

2003-02-24 12:52:25

Cook County Recorder 28.50

SPECIAL WARRANTY DEED ILLINOIS



0030260025

Note: The Special warranty Deed is not Expressly identified in the Conveyance Act. Like a Grant, Bargain and Sale deed, this form Limits the warranty of the grantor since the Grantor only warrants his own actions. Because this form of deed is frequently Preferred by corporations, a corporate grantor is used.

THIS INDENTURE, made this 19th day of February, 2003, between VALHI INC.,

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, party of the first part, and VICTOR MARQUEZ, of

136 N. Grand Avenue, Suite 273, West Covina, CA 91791

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of COOK and the State of ILLINOIS known and described as follows, to wit:

See Attached Legal description

PIN: 26-07-157-005 (Partial); 26-07-157-006; 26-07-303-001; 26-303-020; 26-07-303-021;

Address: 10257 S. Torrence Avenue, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversions, remainder or 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 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, and successors, that it has not done or suffered to be done, anything whereby the said premises granted are, or may be, in any manner encumbered or charged, except as Herein recited; and that it

0/023112
Clerk Co. D.

J. Hall

WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- 1. Matters with respect to the General taxes for years 2002 and subsequent years.
- 2. Subject to covenants, conditions, and restrictions of record.
- 3. Private, public and utility easements and road and highways, if any,
- 4. Certain restrictions imposed by IEPA as per the IEPA'S NFR letter dated 12/20/2002
- 5. Matters disclosed by the survey prepared by Mid-America Survey Company dated January 20³⁰, 2003.

- a) Fence encroaches onto right of way for Torrence Avenue by 1.0 foot West.
- b) Fence encroaches onto right of way for Torrence Avenue by .54feet West.
- c) Railroad spur over Parcel "B" and into right of way for 103rd Street.
- d) Encroachment by fence onto railroad right of way by .23 feet West. East

- 6. Relative to the vacation of the vacated alley, there is no Title Insurance with respect to the following:
 - (a) Rights of the municipality, State of Illinois, the public and adjoining owners in and to said vacated alley.
 - (b) Rights of the public or quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers, etc.

7. Any rights, title or interest of Buglar Enterprises, purchasers under an unrecorded contract and any assignment, thereafter.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Vice- President, and attested by its _____ Secretary, the day and year first above written.

Attest: A. Andrew R. Louis
 Name: A. Andrew R. Louis
 Title: Secretary

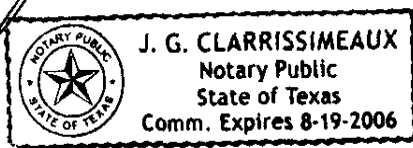
Valhi Inc.
 By: Bobby D. O'Brien
 Name: Bobby D. O'Brien
 Title: Vice President

State of Texas, County of Dallas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bobby D. O'Brien and A. Andrew R. Louis, are personally known to me to be the same persons(s) whose names(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of February 2003.

This instrument was prepared BY: M. Lembessis, Esq. 174 W. Kathleen Drive, Ste. 100, Des Plaines, IL 60016
Mail to : Dana Weber Esq., 8 S. Michigan Avenue, Ste. 1020, Chicago, Illinois 60603


J. G. Clarrissimeaux


PARCEL 1:

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30260025

A PARCEL OF LAND FORMERLY INCLUDED IN NOTRE DAME ADDITION TO SOUTH CHICAGO, IN FRACTIONAL SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF TORRENCE AVENUE, 610.00 FT. NORTH OF THE NORTH RIGHT OF WAY LINE OF 103RD STREET; THENCE NORTH ALONG AFORESAID EAST LINE 183.33 FT.; THENCE EAST 193.00 FT., ALONG A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF 103RD STREET, TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST RIGHT OF WAY LINE OF TORRENCE AVENUE, 183.33 FT.; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH RIGHT OF WAY LINE OF 103RD STREET, 193.00 FT. TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX FEB. 24. 03 REVENUE STAMP	# 0000097620	REAL ESTATE TRANSFER TAX
			0032500
			FP326670

PARCEL 2:

A PARCEL OF LAND FORMERLY INCLUDED IN NOTRE DAME ADDITION TO SOUTH CHICAGO, IN FRACTIONAL SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NOW VACATED, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF TORRENCE AVENUE, WITH THE NORTH LINE OF EAST 103rd STREET; THENCE EAST ALONG SAID NORTH LINE 193 FEET MORE OR LESS TO THE WEST LINE OF THE RAILROAD RIGHT OF WAY; THENCE NORTH ALONG SAID WEST LINE OF THE RAILROAD RIGHT OF WAY, 610 FEET; THENCE WEST TO A POINT IN THE EAST LINE OF TORRENCE AVENUE, 610 FEET NORTH OF THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF EAST 103rd STREET; THENCE SOUTH ALONG SAID EAST LINE OF TORRENCE AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	0065000	FP326660
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7996700000 #

STATE OF ILLINOIS

FEB. 24. 03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

STATE TAX

PARCEL 3:

LOTS 1 TO 4 (EXCEPT THE EAST 100 FEET) IN BLOCK 32 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7 SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4

THE EAST 100 FEET OF LOTS 1, 2, 3, 4, AND ALL OF LOTS 5 TO 9 INCLUSIVE AND THE 20 FOOT ALLEY EAST AND ADJOINING SAID LOTS 1 TO 9 IN BLOCK 32 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF LOT 9 DESCRIBED IN DEED RECORDED JANUARY 7, 1999 AS DOCUMENT 99013876.

City of Chicago

Dept. of Revenue

300957

02/24/2003 12:32 Batch 07208 71

Real Estate Transfer Stamp \$4,875.00

Batch 07208 71