

**SPECIAL WARRANTY DEED**  
(corporation to individual)

**UNOFFICIAL COPY**

0030273196

544/0048 (15 001 Page 1 of 2  
2003-02-26 10:27:45  
Cook County Recorder 26.00

THIS AGREEMENT, made this 7<sup>th</sup> day of February, 2003  
Between FITZ CORP., 77 West Washington  
Street, #1115, Chicago, Illinois, 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



**MICHAEL MADAFFARI**  
2011 GREENBORO RD.  
WHEATON, ILLINOIS 60187

party of the second part, WITNESSETH, that the party of the  
first part, for and in consideration of the sum of TEN AND  
NO/100 DOLLARS (\$10.00) and other good and valuable  
Consideration in hand paid by the party of the second part,  
the receipt of which is hereby acknowledged, and pursuant  
to the 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,  
and to its heirs and assigns, FOREVER, all the following  
described real estate, situated in the County of COOK and  
State of ILLINOIS and described as follows, to wit:

**THE EAST 20.18 FEET OF LOT 13 AND ALL OF LOT 14 IN BLOCK 1 OF E.C. MAHONEY'S  
TWIN CREEK VILLAGE, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF  
SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise  
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 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 granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said  
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT  
AND DEFEND, subject to: --

PERMANENT INDEX NUMBERS: 28-25-406-030-0000  
COMMONLY KNOWN AS: 2600 WOODWORTH - HAZEL CREST, ILLINOIS

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 President, and attested by its Secretary, the day and year first above  
written.

FITZ CORP.

By: [Signature] (president)

Attest: [Signature] (secretary)

**BOX 333-CTI**

19/1/03  
No Abs  
AKK UND  
8079088  
CT

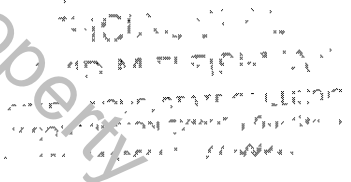
# UNOFFICIAL COPY

30273196

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, David M. Fleishman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **GERARD J. HALL**, personally known to me to be the President of **FITZ CORP.**, an Illinois corporation, and **MARILYN J. HALL**, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they 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 their 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 seal, this 7th day of February, 2003.



*[Signature]*  
 Notary Public

This instrument was prepared by David M. Fleishman, 77 West Washington #1115, Chicago, Illinois 60602

MAIL TO:  
MARK T. RODRIGUEZ  
364 PENNSYLVANIA  
CLON ELLYN, IL  
60137

SEND SUBSEQUENT TAX BILLS TO:  
MICHAEL MADAFFARI  
2011 GREENSBORO RD  
WHEATON, IL 60187

