

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Equicredit Corporation of Illinois, by Fairbanks Capital Corp., a Utah corporation its attorney in fact ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Melody Birmingham**, ("Grantee") the following described real estate in Cook County, Illinois:



0312134132

Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 05/01/2003 01:32 PM Pg: 1 of 2

Lot 21 in Creekside Multiple Phase 2, a subdivision of part of the West 1/2 of the Northwest 1/4 of Section 17, Township 35 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. # 31-17-100-014

Property Commonly Known As: 133 Old Mill Road, Matteson, IL 60443

Grantor warrants to the Grantees and Grantees' heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

Dated: April 1, 2003

1st AMERICAN TITLE order #

393222
106205T

Equicredit Corporation of Illinois,
By: FAIRBANKS CAPITAL CORP., a Utah
corporation, its attorney in fact

By:


FRANK VISOCKY
VICE PRESIDENT

This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 1700
Chicago, IL 60601

Mail subsequent tax bills to and after recording return

to: Melody Birmingham
133 Old Mill Road
Matteson IL 60443

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STATE OF PA
COUNTY OF MONTGOMERY)
) SS:

I, FUNG C LAW, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that FRANK VISOCKY personally known to me to the VP of Fairbanks Capital Corp., a Utah 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 severally acknowledged that as such OFFICER, 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 uses and purposes therein set forth.

Given under my hand and official seal this 8 day of APRIL, 2003.

Fung C Law
Notary Public

My Commission Expires: _____

NOTARIAL SEAL
FUNG C. LAW, Notary Public
Hatboro, Montgomery County
My Commission Expires May 10, 2003

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAY. 1.03
000022163
REAL ESTATE TRANSFER TAX
00109.00
FP326670

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAY. -1.03
000051190
REAL ESTATE TRANSFER TAX
00218.00
FP326669

Property of Cook County Clerk's Office