

# UNOFFICIAL COPY



0313933305

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/19/2003 01:47 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Statutory (ILLINOIS)  
(Corporation to Individual)

### THE GRANTOR

2426 PRATT CORPORATION

an Illinois Corporation created under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, GRANTS and CONVEYS to

THE ABOVE SPACE FOR RECORDER'S USE ONLY

SHEHAB MARBINA, married TO HEILANA MARBINA

whose address is 2417 W. Pratt, Chicago, IL 60645

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 10-36-230-048-0000

Common Address: 2426 W. Pratt, Unit A, Chicago, Illinois 60645

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property TO HAVE AND TO HOLD the Property, unto the Grantee, his/her/their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant to the Grantee, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND, against all persons lawfully claiming by, through or under it.

### STATE OF ILLINOIS

STATE TAX



MAY -1.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000748545

REAL ESTATE  
TRANSFER TAX

0025000

FP 102808

### CITY OF CHICAGO

CITY TAX



MAY -1.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000877

REAL ESTATE  
TRANSFER TAX

01875.00

FP 102805

### COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY -1.03

REVENUE STAMP

# 0000048698

REAL ESTATE  
TRANSFER TAX

0012500

FP 102802

# BOX 333-CTI

1072  
STGHS  
2001

32

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed by its President and attested by its Secretary this 23 day of April, 2003.

2426 PRATT CORPORATION

BY: Earl Ruthman  
Earl Ruthman, Its President

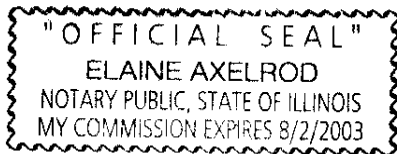
Attest:

BY: Irwin Axelrod  
Irwin Axelrod, Secretary

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that EARL RUTHMAN and IRWIN AXELROD, personally known to me to be the PRESIDENT and SECRETARY of 2426 Pratt 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 they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24<sup>th</sup> day of April, 2003.



Elaine Axelrod  
Notary Public

Future Taxes to:

Shehab Marbina  
2426 W. Pratt, Unit A  
Chicago, Illinois 60645

Return this document to:

Mr. Marc W. Sargis  
Attorney at Law  
7366 N. Lincoln Ave. - Suite 206  
Lincolnwood, Illinois 60712

This Instrument was Prepared by: Karen A. Grad  
Whose Address is: 1946 Lehigh Ave., Unit E, Glenview, Illinois, 60025

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.



# UNOFFICIAL COPY

## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5042012 NWA  
 STREET ADDRESS: 2426 W PRATT  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 10-36-230-048-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

THE SOUTH 43.87 FEET OF LOTS 15 AND 16

#### PARCEL 2:

THE EAST 17.00 FEET OF THE NORTH 25 FEET OF LOT 15 IN BLOCK 20 IN NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE AS PET PLAT RECORDED ON JULY 26, 1912 AS DOCUMENT NO. 5013136 IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT '1' THERETO ATTACHED DATED AUGUST 8, 1962 AND RECORDED AUGUST 8, 1962 AS DOCUMENT NUMBER 18556930 MADE BY LASALLE NATIONAL BANK OF CHICAGO, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 22, 1962 AND KNOWN AS TRUST NUMBER 29089; AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK TRUST NUMBER 29089 TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO DATED SEPTEMBER 7, 1962 AND RECORDED SEPTEMBER 19, 1962, AS DOCUMENT 18594786. AND RERECORDED TO MICHAEL SLAVIN DATED MARCH 6, 1973 AND RECORDED APRIL 16, 1973 AS DOCUMENT 22290108 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS