

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 05/30/2003 04:34 PM Pg: 1 of 2

THIS AGREEMENT made this 22nd day of May, 2003 between CAPITAL TAX CORPORATION., 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, CRAIG CEPHUS, 841 W. 71st Street, Chicago, Illinois 60636, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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 known and described as follows, to wit:

LOT 263 IN DOWNING AND PHILLIPS NORMAL PARK ADDITION, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 20-29-206-007-0000
COMMON STREET ADDRESS: 841 W. 71st Street, Chicago, Illinois 60636**

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyway 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 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, 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 hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming,

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or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first 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.

City of Chicago
Dept. of Revenue
308977
05/30/2003 15:41



Real Estate
Transfer Stamp
\$390.00

Batch 11869 82

CAPITAL TAX CORPORATION

BY: *Timothy T. Balin*
Timothy T. Balin, President

ATTEST: *Timothy T. Balin*
Timothy T. Balin, Secretary

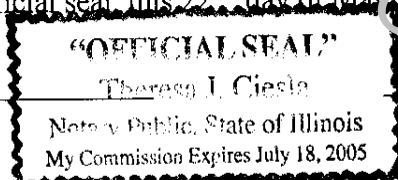
State of Illinois

County of Cook

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of CAPITAL TAX CORPORATION., an Illinois 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 acknowledged that as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 22nd day of May, 2003.

Commission Expires _____



NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To:

BALIN & SMITH, P.C.
ATTORNEYS AT LAW
SUITE 1111
100 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

CHICAGO, ILLINOIS 60602

FP326669
0005300
REAL ESTATE
TRANSFER TAX

0000052776

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



STATE TAX
MAY 30 03
STATE OF ILLINOIS

FP326670
0002650
REAL ESTATE
TRANSFER TAX

0008104109

REVENUE STAMP
MAY 30 03
COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX