

UNOFFICIAL COPY



0321841125

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/06/2003 10:45 AM Pg: 1 of 3

Mail to:

Ronald Austin, Jr
Brothers & Thompson, P.C.
20 E. Jackson Blvd #250
Chicago, IL 60604

SPECIAL WARRANTY DEED

ST 5057141 1083

THE GRANTOR FIRST UNION BANK OF DELAWARE, 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, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to DEBRA GIBSON, the real estate situated in the County of Cook, State of Illinois to wit;

LOT 12 IN BLOCK 7 IN FALLIS AND GANO'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 49 ACRES OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject to: the following reservations from and exceptions to the conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property, (hereintofore, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character in the oils, gas, or minerals of record in any county in which any portion of the Property is located;

CITY OF CHICAGO



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REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003290

REAL ESTATE
TRANSFER TAX

0060800

FP 102805

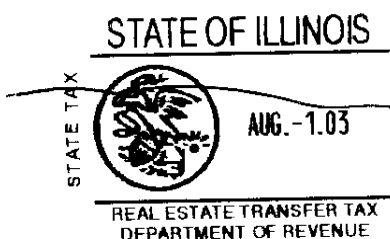
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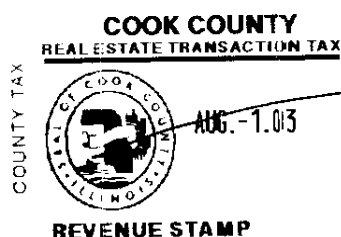
- (3) All restrictive covenants , terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) All valoriam taxes, fees and assessments. If any; for the current year and all prior and subsequent years the payment of which Grantee assumes (at the time of transfer of title) And all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to the presence or absence of improvements, if any; on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Commonly known as 11826 S. State Street, Chicago IL 60628
 PIN 25-21-429-030-0000

TO HAVE AND TO HOLD the premises aforesaid, With all and singular rights, privileges, appurtenances and immunities thereto belonging or in anyways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.



# 000053716	REAL ESTATE TRANSFER TAX
	0008100
	FP 102808



# 000053851	REAL ESTATE TRANSFER TAX
	0004050
	FP 102802

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In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____, this 16th day of July, 2003.

FIRST UNION BANK OF DELAWARE

by Deborah Kaufman
Deborah Kaufman
Vice President
State of North Carolina
County of Wake



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Deborah Kaufman personally known to me to be the Vice President of FIRST UNION BANK OF DELAWARE and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and severally acknowledged that as such Vice President she 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 the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2003.

Commission expires

Mae Harrington
Notary Public

This instrument prepared by Mary F. Murray, 6223 N. Navajo, Chicago, Illinois.

