

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

EXETER TITLE COMPANY — FILE # 03070011 - 0002
Phone (312) 641-1244 Fax (312) 641-1241

Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 08/14/2003 10:00 AM Pg: 1 of 2

THIS AGREEMENT made this 8th day of August, 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, ADAM GRADEK, 4041 W. Kamerling, Chicago, Illinois 60651, 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 1 IN ERNEST F. WENDELL'S SUBDIVISION OF LOTS 21 TO 26, BOTH INCLUSIVE, IN BLOCK 4 IN DEMAREST AND KAMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER: 16-03-227-007-0000
COMMON STREET ADDRESS: 4041 W. Kamerling, Chicago, Illinois 60651**

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 thereunto 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.

- 15 Outstanding mortgage amount to which the transferred property is subject.
- 16 If this transfer is exempt, use an "X" to identify the provision.*
- 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.
- 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).
- 19 Illinois tax stamps — multiply Line 18 by 0.50.
- 20 County tax stamps — multiply Line 18 by 0.25.
- 21 Add Lines 19 and 20. This is the total amount of transfer tax due.

	b	k	m
16			
17	\$	65,000.00	
18		130.00	
19	\$	65.00	
20	\$	32.50	
21	\$	97.50	

*See Instructions.

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

UNOFFICIAL COPY

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

JUN-26-2023 10:07 SPECIALTY TITLE LOOP

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

Capital Tax Corporation Seller's or trustee's name	Seller's trust number (if applicable)
100 N. LaSalle Ste 1111 Street address (after sale)	Chicago IL 60602 City State ZIP
<i>[Signature]</i> Seller's or agent's signature	(312) 345-8874 Seller's daytime phone

Buyer Information (Please print.)

Adam Gradek Buyer's or trustee's name	Buyer's trust number (if applicable)
4041 W. Kamerling Street address (after sale)	Chicago IL 60651 City State ZIP
<i>[Signature]</i> Buyer's or agent's signature	(773) 814-1540 Buyer's daytime phone

Mail tax bill to:

Name or company	Street address	City	State	ZIP
-----------------	----------------	------	-------	-----

Preparer Information (Please print.)

Balin and Smith Preparer's and company's name	Preparer's file number (if applicable)
100 N. LaSalle Ste 1111 Street address	Chicago IL 60602 City State ZIP
<i>[Signature]</i> Preparer's signature	(312) 345-1111 Preparer's daytime phone

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X")

Extended legal description Form PTAX-203-A
 Itemized list of personal property

To be completed by the Chief County Assessment Officer 1 County Township Class Cook-Minor Code 1 Code 2 2 Board of Review's final assessed value for the assessment year prior to the year of sale. Land _____ Buildings _____ Total _____		3 Year prior to sale _____ 4 Does the sale involve a mobile home assessed as real estate? Yes ___ No ___ 5 Comments _____
To be completed by the Illinois Department of Revenue Full consideration _____ Adjusted consideration _____		Tab number _____

BLOCK 4 IN DEMAREST AND KAMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4041 West Kamerling Ave., Chicago, IL 60651

End of Commitment Schedule A

Property of Cook County Clerk's Office