

03-12690

SPECIAL
WARRANTY DEED
(Corporation to Corporation)



0324002176

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/28/2003 11:06 AM Pg: 1 of 3

BENEFICIAL ILLINOIS INC. d/b/a
Beneficial Mortgage Company of Illinois

THIS INDENTURE is made this 29th day of May 2003, by and between Beneficial Illinois Inc., d/b/a Beneficial Mortgage Company of Illinois, a corporation created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and K & L Realty, 3417 Kennicott, Arlington Heights, IL 60004, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE AND CONVEY unto said party of the second part, and to its successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Lot 225 in 55th Street Boulevard Addition in the Northwest 1/4 in Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent 20-17-114-044
Index No.

Common Address: 5648 S. Elizabeth St.
Chicago, Illinois 60636

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing, (b) Covenants, conditions, and restrictions of record, (c) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. PROPERTY SOLD "AS IS"

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, its successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, their successors and assigns, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by, David M. Zimmerman, Vice President, and attested to by, Cecilia TORRES, its Assistant Secretary, this 29 day of May, 2003.

ATTEST

Cecilia TORRES
Assistant Secretary

By:

David M. Zimmerman
Vice President
Asst. Vice President

Lawyers Title Insurance Corporation

3 NB

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

JUL 18 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000053908

REAL ESTATE TRANSFER TAX
00054.00
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX


JUL 18 03

REVENUE STAMP

000007237

REAL ESTATE TRANSFER TAX
00027.00
FP326670

City of Chicago
 Dept. of Revenue
 313434



Real Estate
 Transfer Stamp
 \$405.00

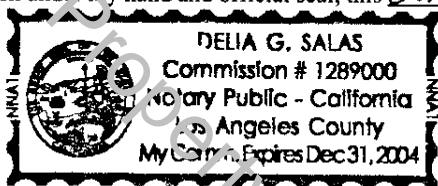
07/18/2003 12:54 Batch 02537 22

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STATE OF CALIFORNIA)
) §§
COUNTY OF LOS ANGELES)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named David M. Zimmerman, Vice-President of Beneficial Illinois Inc. d/b/a Beneficial Mortgage Company of Illinois, and the above-named Christa Torres, Assistant Secretary of Beneficial Illinois Inc. d/b/a Beneficial Mortgage Company of Illinois, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal, did affix the corporate seal to said instrument as his/her free and voluntary act on behalf of said corporation, as aforesaid, for the uses and purposes therein set forth

Given under my hand and official seal, this 27th day of May, 2003.



Delia G. Salas
Notary Public

Prepared by: James A. Larson Esq.
Larson & Nierling
11 S. LaSalle - Suite 2500
Chicago, Illinois 60603

Mail to: Judy L. Kien, Esq.
~~Kien & LeVay~~
100 N. LaSalle St - 24th floor
~~Chicago, Illinois 60602~~

318 HALF DAY RD # 322
BURNING GROVE IL 60088



Send Tax: K & L Realty Estate INC
Bills to: 3417 Kennicott
Arlington Heights, Illinois 60004

CLERK OF COOK COUNTY CLERK'S OFFICE