

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

1 cell Statutory (Illinois) (Corporation to Individual) 03-04022fa

MAIL TO:

Joseph F. Nery Law Offices of 4425 S. Archer Avenue Chicago, IL 60632

PT 6



Doc#: 0329727164 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 10/24/2003 01:47 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Victoria Nwagwu 9158 S. Avalon Ave. Chicago, IL 60619

PREMIER TITLE

THE GRANTOR: Bank One, N.A., 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, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Victoria Nwagwu, 7046 S. Stewart, Chicago, IL 60621, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, his/her 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, his/her heirs and assigns, that it has not done, nor effected to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein stated, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 25-02-400-042-0000

Property Address: 9158 S. Avalon Ave. Chicago, IL 60619

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 the presents by its vice President, and attested by its Assist Secretary, this 13 day of October, 2003.

Name of Corporation: Bank One, N.A.

IMPRESS CORPORATE SEAL HERE

By [Signature] (SEAL) ATTEST: [Signature] (SEAL)

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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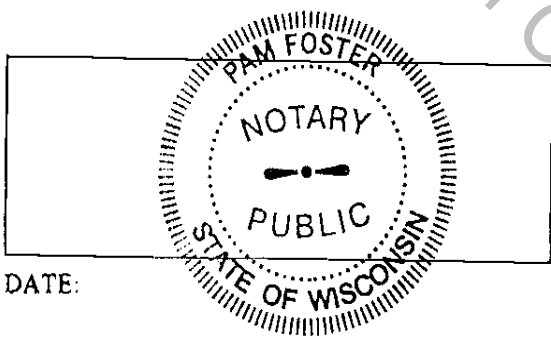
STATE OF Wisconsin )  
 )SS  
County of Waukesha )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Solie A. Flores personally known to me to be the vice President of the Bank ONE N/A Corporation, and DeAngela Hogwood personally known to me to be the Assist Secretary of said 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 as such vice President and Assist Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their 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 notarial seal, this 13 day of October, 2003

Pam Foster  
Notary Public

My commission expires on 3-11-2007



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

NAME AND ADDRESS OF PREPARER:

Thomas Anselmo  
1807 West Diehl Road, Suite 333  
Naperville, IL 60563

Buyer, Seller or Representative

City of Chicago  
Dept. of Revenue  
321782



Real Estate  
Transfer Stamp  
\$150.00

10/24/2003 10:25 Batch 02276 8

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

P023

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 24. 03  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
0001000  
FP326670

STATE TAX  
STATE OF ILLINOIS  
OCT. 24. 03

REAL ESTATE  
TRANSFER TAX  
0002000  
FP326669

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

WARRANTY DEED  
Statutory (Illinois)  
(corporation to  
Individual)

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LOT 24 IN IRVING SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

