

Doc#: 0330933145  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/05/2003 09:38 AM Pg: 1 of 4

This instrument prepared by:  
Edward S. Salomon, Esq.  
Robbins, Salomon & Patt, Ltd.  
25 East Washington Street, #1000  
Chicago, Illinois 60602

After recording return to:  
Robert E. Senechalle, Jr., Esq.  
Robert E. Senechalle, Jr. Ltd.  
7423 W. Madison Street  
Forest Park, Illinois 60130

SPECIAL WARRANTY DEED

This Indenture, made as of the 31<sup>ST</sup> day of JULY, 2003, between AUSTIN BANK OF CHICAGO, a Banking Association, duly authorized to transact business in the State of Illinois having an address at 5645 West Lake Street, Chicago, Illinois, ("Grantor") and CHRISTOPHER G. JONES & MATTHEW H. HOUDER, NOT AS JOINT TENANTS, BUT AS TENANTS IN COMMON, having an address at 7658 West Monroe Street, Forest Park, Illinois 60130 ("Grantee"),

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: 6549 WEST NORTH AVENUE, OAK PARK, ILLINOIS 60504  
PIN: 16-06-204-005

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

COOK COUNTY RECORDER OF DEEDS

8158339 NA (Veru) 07/24

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# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

AUSTIN BANK OF CHICAGO, an Illinois Banking Association:

By: [Signature]  
 SAM SCOTT, PRESIDENT

ATTEST:

By: [Signature]  
 COLETTE LOESHER, SENIOR VICE PRESIDENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )



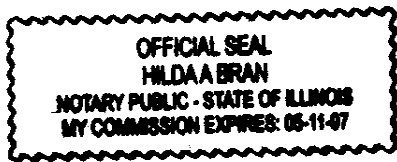
Oak Park

JUL. 29. 03

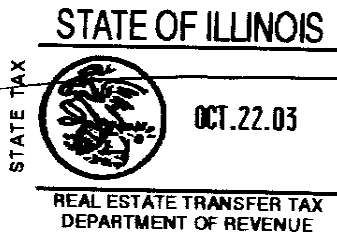
# 0000003547	REAL ESTATE TRANSFER TAX
	02000.00
	FP 102801

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that SAM SCOTT, personally known to me to be the President of AUSTIN BANK OF CHICAGO, and COLETTE LOESHER, personally known to me to be the Senior Vice President, of said Banking Association, 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 President and Senior Vice President, they signed and delivered the said instrument and caused the corporate seal of said banking association to be affixed thereto, pursuant to authority given by the Board of Directors of said banking association as their free and voluntary act, and as the free and voluntary act and deed of said banking association for the uses and purposes therein set forth.

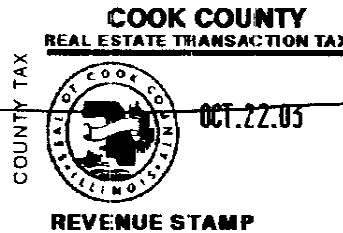
Given under my hand and Notarial Seal this 31<sup>ST</sup> day of JULY, 2003



[Signature]  
 Notary Public



# 0000058061	REAL ESTATE TRANSFER TAX
	00250.00
	FP 102808



# 0000058199	REAL ESTATE TRANSFER TAX
	00125.00
	FP 102802

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## EXHIBIT "A"

### LEGAL DESCRIPTION

6549 WEST NORTH AVENUE  
OAK PARK, ILLINOIS 60302

LOT 9 IN BLOCK 1 IN MILLS AND SONS NORTH OAK PARK SUBDIVISION, BEING A  
SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-06-204-005

PLEASE MAIL TAX BILLS TO:

Christopher G. Jones

~~7658 W. Monroe Street~~

~~Forest Park, IL 60130~~

→ 6549 W. North Ave  
OAK PARK, IL 60302

# UNOFFICIAL COPY

## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General Taxes for 2003 and subsequent years.
2. Building lines and building restrictions of record.
3. Zoning and building laws and ordinances.
4. Public and utility easements.
5. Covenants and restrictions of record as to use and occupancy.
6. Acts done or suffered by or through the Buyer.

