



Doc#: 0336531035  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 12/31/2003 09:56 AM Pg: 1 of 4

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4<sup>th</sup>. day of December, 2003, between PHOENIX BOND & INDEMNITY COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and JOHN E. BOWERS, JR., an individual of Bellwood, Illinois, party of the second part.

(GRANTEE'S ADDRESS) 215 South 29<sup>th</sup>. Avenue, Bellwood, Illinois

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and 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, 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:

Legal description attached hereto as **Exhibit A** and made a part hereof.

SUBJECT TO: (a) general annual real estate taxes for the year 2003 and subsequent years; (b) covenants, conditions and restrictions of record; (c) rights of parties in possession; and (d) building lines and easements.

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, its 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, 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 persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

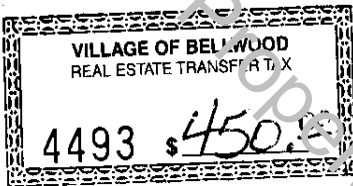
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# UNOFFICIAL COPY

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 its President first above written.

PHOENIX BOND & INDEMNITY COMPANY

By *Stanford Marks*  
President

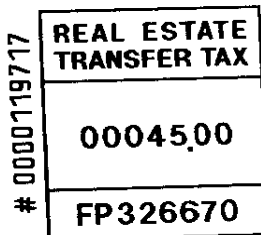
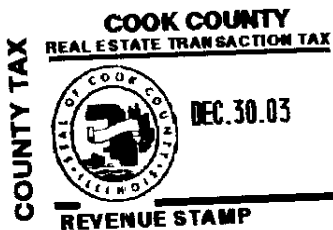
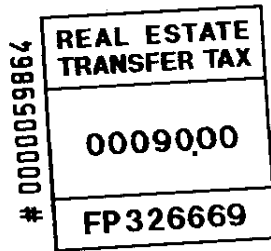
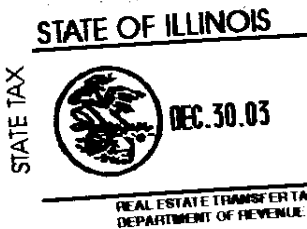


THIS INSTRUMENT WAS PREPARED BY:

Stanford D. Marks, Esq.  
161 North Clark Street  
Suite 3040  
Chicago, Illinois 60601

MAIL TO:

*John E. Bowers, Jr.*  
*215 South 24th Avenue*  
*Bellwood, IL*  
*60104*





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## EXHIBIT A - LEGAL DESCRIPTION

LOT 38 IN BLOCK 2 IN JACOB GLOS' ADDITION TO MELROSE, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 215 SOUTH 29<sup>TH</sup>. AVENUE  
BELLWOOD, ILLINOIS

P.I.N.: 15-09-206-008-0000

Property of Cook County Clerk's Office