

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



0401320009

Doc#: 0401320009
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 01/13/2004 07:13 AM Pg: 1 of 2

1st AMERICAN TITLE order # 615176

THIS INDENTURE, made this 0 day of NOVEMBER, 2003 between TCIF REO2, LLC, 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 PATRI PARTNERS (GRANTEE'S ADDRESS) 5939 SOUTH ADA CHICAGO, ILLINOIS Illinois 60636 party of the second part

1810 Dixie Hwy
Homewood, IL 60430

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 36 IN BLOCK 2 IN JAMES U. BORDEN'S SUBDIVISION OF THE NORHTWEST 1/4 OF THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 17, TOWNSHIOP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


Permanent Real Estate Index Number(s): 20-17-305-020-0000
Address(es) of Real Estate: 5939 SOUTH ADA STREET, CHICAGO, Illinois 60636

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered 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.**

CITY TAX

CITY OF CHICAGO



JAN.-7.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004452

REAL ESTATE TRANSFER TAX
0026250
FP 102812

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its _____, and attested by its _____, the day and year first above written.

TCIF REO2, LLC
BY: FAIRBANKS CAPITAL CORPORATION
AS ATTORNEY IN FACT

By *[Signature]*
AVIVA BUSH, DOC. CONTROL OFFICER

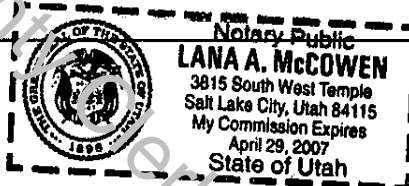
STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that **AVIVA BUSH, DOC. CONTROL OFFICER** personally known to me to be the _____ of the FAIRBANKS CAPITAL CORPORATION AS ATTORNEY IN FACT FOR TCIF REO2, LLC and _____ personally known to me to be the _____, of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such **AVIVA BUSH, DOC. CONTROL OFFICER** they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 official seal, this 6th day of NOVEMBER 2003

Lana A. McCowen (Notary Public)

Prepared By: Michael Fisher
120 N Lasalle St 2520
Chicago, Illinois 60602

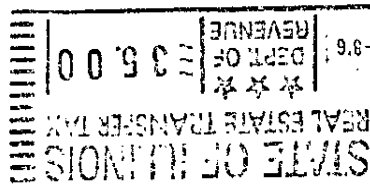


Mail To:
~~PATRI PARTNERS~~
5939 SOUTH ADA
CHICAGO, IL 60636

PATRIA PARTNERS LLC
18110 DIXIE HWY
HOMERWOOD, IL 60430

Name & Address of Taxpayer:
~~PATRI PARTNERS~~
5939 SOUTH ADA
CHICAGO, IL 60636

3mz



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