

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



Doc#: 0402026138
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/20/2004 12:07 PM Pg: 1 of 3

THIS AGREEMENT, made this 1st day of December, 2003, between MERITAGE MORTGAGE CORPORATION 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, and TIMMY FORD, *a married person,*
8936 S. CLYDE Chicago IL 60617
(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other 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 party of the second part, and to his 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:

LOT 553 IN DOWNING & PHILLIPS NORMAL PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 (EXCEPT SOUTH 149 FEET) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1st AMERICAN TITLE order # 1057405
10/2

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyway 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 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 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 as to matters of title.

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Permanent Real Estate Numbers: 20-29-220-038

Address of the Real Estate: 7342 SOUTH SANGAMON, CHICAGO, IL 60620

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 vice President, and attested by its assistant Secretary, the day and year first above written.

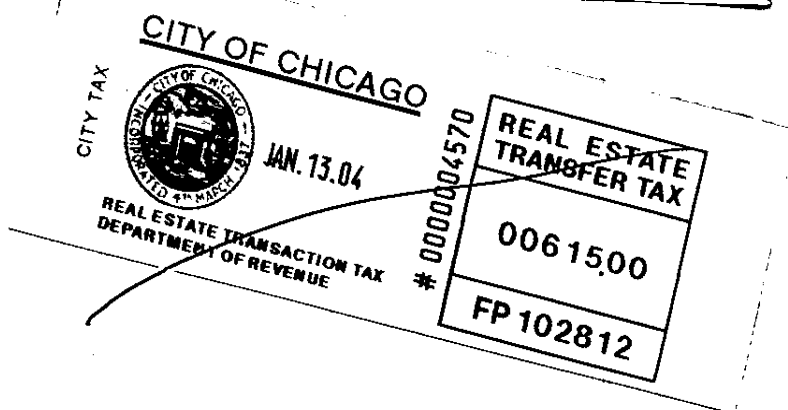
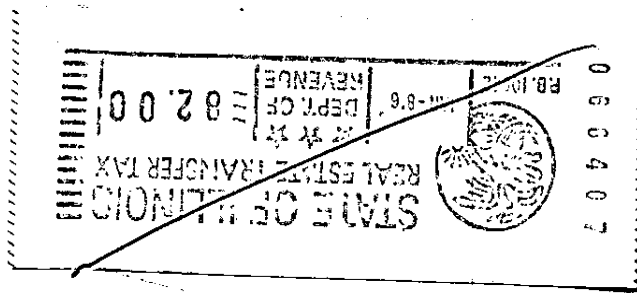
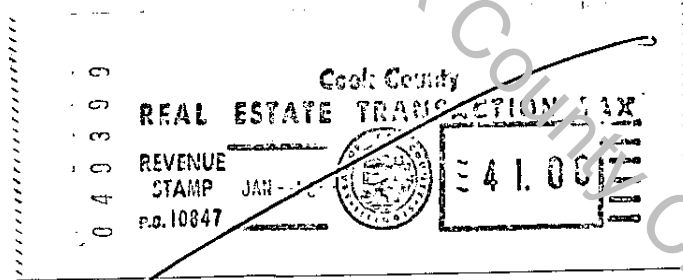
MERITAGE MORTGAGE-CORPORATION

Handwritten initials and a box

By *Arudi Lunden*
President

Attest: *Lalarris Cloud*
Secretary

This instrument was prepared by Timothy R. Yueill, 175 North Franklin, Suite 201, Chicago, Illinois 60606.



Property of Cook County Clerk's Office

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MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Timmy Ford
8936 S. CLYDE
Chicago, IL 60617

Timmy Ford
8936 S. CLYDE
Chicago, IL 60617

STATE OF South Carolina)
) ss.
COUNTY OF Richland)

I, Shelia J Haney, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Trudi Louder, personally known to me to be the VICE President of MERITAGE MORTGAGE CORPORATION A LC, a corporation, and Ka Parris Cloud, personally known to me to be the assistant 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 assistant Secretary, 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 1 day of December, 2003.

Shelia J Haney
Notary Public

Commission Expires My Commission Expires February 23, 2005

