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

Doc#: 0402135091
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/21/2004 08:44 AM Pg: 1 of 4

After recording return to:
Vernon Lilly
15833 South Kedzie Avenue
Markham, Illinois 60426

SPECIAL WARRANTY DEED

This Indenture, made as of the 4th day of DECEMBER, 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 VERNON LILLY, having an address at 15833 South Kedzie Avenue, Markham, Illinois 60426 ("Grantee"),

COAHW 8189163 10/4
WITNESSETH

*4
RS*

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: 7612 SOUTH HOYNE AVENUE, CHICAGO, ILLINOIS 60620
PIN: 20-30-304-025

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.

BUX 333-611

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EXHIBIT "A"

LEGAL DESCRIPTION

7612 SOUTH HOYNE AVENUE
CHICAGO, ILLINOIS 60620

THE NORTH 35.35 FEET OF THE SOUTH 494.88 FEET OF THE EAST 1/2 OF BLOCK 22 IN DEWEY AND VANCE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE NORTH 33 FEET THEREOF RESERVED FOR RAILROAD RIGHT OF WAY, ALSO EXCEPT THE SOUTH 10 RODS OF THE WEST 16 RODS OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-30-304-025

PLEASE MAIL TAX BILLS TO:

VERNON LILLY
15833 SOUTH KEDZIE AVENUE
MARKHAM, IL 60426

Property of Cook County Clerk's Office

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General Real Estate Taxes not yet due and payable.
2. Acts of Purchaser or his agents.
3. Existing Leases and Tenancies, if any.
4. Covenants, conditions and restrictions of record.
5. Public and utility easements.
6. Special governmental taxes or assessments for improvements not yet completed.
7. Unconfirmed special governmental taxes or assessments.