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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

day of DECEMBER, 2003, between This Indenture, made as of the 41 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").

COHW 818913 1961

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 HERE O AND INCORPORATED HEREIN BY REFERENCE

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

PROPERTY:

7612 SOUTH HOYNE AVENUE, CHICAGO, ILLINOIS 6062.

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.

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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: |
| | SAM SCOTT, PRESIDENT |
| | ATTEST: |
| | By: Colitte poesker |
| Solve Color | COLETTE LOESHÆR, SENIOR VICE PRESIDENT |
| STATE OF ILLINOIS) | |
| COUNTY OF COOK) | 00/ |
| CERTIFY that SAM SCOTT, p CHICAGO, and COLETTE LOE said Banking Association, and subscribed to the foregoing in acknowledged that as such Pre- instrument and caused the opursuant to authority given by | rotary Public, in and for the County and State aforesaid, DO HEREBY ersonally known to me to be the President of AUSTIN BANK OF SHER, personally known to me to be the Senior Vice President, of a personally known to instance the same persons whose names are instrument, appeared before the this day in person and severally esident and Senior Vice President, they signed and delivered the said corporate seal of said banking association to be affixed thereto, of the Board of Directors of said banking association as their free and and voluntary act and deed of said banking association for the uses in. |
| Given under my hand | and Notarial Seal this 4 day of lec. le., 2003 |
| "OFFICIAL SE MANUELA M. RI Notary Public, State of My Commission Expires | VERA Notary Public of Illinois |
| | * " CITY OF CHICAGO & " REAL ESTATE TRANSACTION TAX." |
| STATE OF ILL REAL ESTATE TRAN A A A A BEPT. OF E 6 RE. 10 86 AN 12'04 DEPT. OF E 6 | LINOIS REVENUE JANIZION REVENUE JANIZION Cook County REVENUE REVENUE REVENUE REVENUE REVENUE STAAP JANIZION A 8 7. 5 0 ** REVENUE STAAP JANIZION REVENUE STAA |
| | P.a. 114 V |

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EXHIBIT "A"

LEGAL DESCRIPTION

7612 SOUTH HOYNE AVENUE CHICAGO, ILLINOIS 60620

THE NORTH 35.55 FEET OF THE SOUTH 494.88 FEET OF THE EAST 1/2 OF BLOCK 22 IN DEWEY AND VANCE SUEDIVISION 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 16. DE THI.

Ox Cook Colling Clark's Office 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

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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 as sessments for improvements not yet completed.
- 7. Unconfirmed special governmental taxes or assessments.