

UNOFFICIAL COPY

PREPARED BY:

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MAIL TO:

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Chicago, IL 60602



Doc#: 0403514072
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/04/2004 09:33 AM Pg: 1 of 2

13085763

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE GRANTOR, **MUNITAX FUND, LLC**, a Virginia Limited Liability Company, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS and to **ROY HUFFMAN**, whose address is 200 N. Dearborn Street, Suite 1404, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SUBJECT TO THOSE ITEMS SET FORTH OF EXHIBIT "A"

And GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with GRANTEE, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate herein granted is or may be in any manner encumbered or charged, except as herein recited; and that the said land, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND. TO HAVE AND TO HOLD said Real Estate forever.

DATED this 13th day of January 2004.

MUNITAX FUND, LLC, a Virginia Limited Liability Company

By:

Name:
Its:

James P. Meeks
JAMES P. MEEKS
President

ATGF INC. STATE OF VIRGINIA }
COUNTY OF FAIRFAX }SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES P. MEEKS is a Member of MUNITAX FUND, LLC, a Virginia Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the company and as his free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of January, 2004.

Christopher J. Steed
Notary Public

My Commission Expires: 4-30-2004

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EXHIBIT A

LOT 1022 AND THE NORTH 10 FEET OF LOT 1023, IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NO. 4 BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SANITARY DISTRICT OF CHICAGO, EXCEPT THE NORTH 33 FEET THEREOF TAKEN FOR BRYN MAWR AVENUE, ACCORDING TO THE PLAT RECORDED APRIL 23, 1927 AS DOCUMENT 9626369, IN COOK COUNTY ILLINOIS.


P.I.N. 13-12-107 020-0000

Commonly known as 5452 N. Virginia Avenue, Chicago, Illinois 60625

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JAN. 23. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000052102

REAL ESTATE TRANSFER TAX
0042000
FP326652

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN. 23. 04


REVENUE STAMP

000000199

REAL ESTATE TRANSFER TAX
0021000
FP326665

CITY TAX

CITY OF CHICAGO



JAN. 23. 04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000201

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY TAX

CITY OF CHICAGO



JAN. 23. 04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000202

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY TAX

CITY OF CHICAGO



JAN. 23. 04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000203

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY TAX

CITY OF CHICAGO



JAN. 23. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000204

REAL ESTATE TRANSFER TAX
0045000
FP326650