

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0403745068
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 02/06/2004 11:02 AM Pg: 1 of 3

THIS AGREEMENT made this 21st day of January, 2004 between CAPITAL TAX CORPORATION, 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 HAZEL OSBORNE, 438 Clyde, Avenue, Calumet City, Illinois 60409, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:

AD-0116

LOT 4 (EXCEPT THE NORTH 20 FEET) AND THE NORTH 30 FEET OF LOT 5 IN BLOCK 14 IN CRYER'S CALUMET CENTER ADDITION, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED JUNE 23, 1926, IN BOOK 211, PAGES 16 AND 17, AS DOCUMENT NO. 9317249, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 29-12-129-035-0000

COMMON STREET ADDRESS: 438 Clyde Avenue, Calumet City, Illinois 60409

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all normal special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto 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, its heirs and assigns forever.

REAL ESTATE TRANSFER TAX

NO. 025142
Gene Moore
Calumet City • City of Homes \$ 540.⁰⁰

REAL ESTATE TRANSFER TAX

NO. 025141
Gene Moore
Calumet City • City of Homes \$ 540.⁰⁰

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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, its 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 person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

REAL ESTATE TRANSFER TAX

NO. 025784
Handwritten signature

Calumet City • City of Homes \$ 2400

REAL ESTATE TRANSFER TAX

NO. 025783
Handwritten signature

Calumet City • City of Homes \$ 2400

State of Illinois)

) ss

County of Cook)

CAPITAL TAX CORPORATION

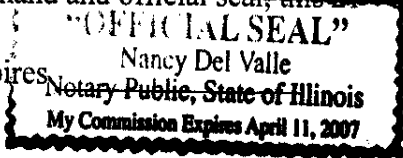
BY: *Handwritten signature*
Timothy T. Balin, President

ATTEST: *Handwritten signature*
Timothy T. Balin, Secretary

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of CAPITAL TAX CORPORATION, an Illinois Corporation, and 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 as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 21st day of January, 2004.

Commission Expires



Handwritten signature
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To:

HAZEL OSBORN


438 CLYDE AVE


CALUMET CITY, IL 60409

Handwritten arrow pointing to the address

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Property of Cook County Clerk's Office

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX FEB.-5.04	REAL ESTATE TRANSFER TAX
	# 0000122267	0007050
		FP326670

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS FEB.-5.04	REAL ESTATE TRANSFER TAX
	# 0000000552	0014100
		FP326660