

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 28th day of January 2004, between NORINE O'DONOVAN, a married woman of the City of Chicago, County of Cook, State of Illinois, party of the first part, and ~~BIG DOG HOLDINGS~~ **BD Financial Group INC.**, 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, with its principal place of business at 9801S. Harlem Street, Chicago Ridge, Illinois, 60415, 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 their 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:

⊗ **BD Financial Group INC.**
Lots 11 in Resubdivision of Block 3, 4, 5 and 6 of Wabash Addition to Chicago in Section 25, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBERS: 19-25-320-011-0000

COMMON STREET ADDRESS: 7717 S. Whipple Avenue, Chicago, Illinois

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2004.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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.



Doc#: 0403739148
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 02/06/2004 03:58 PM Pg: 1 of 2

LASALLE TITLE
FILE # LT357

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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, their 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 incumbered or charged, except as herein recited; and that the said premises, against all persons 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.

THIS IS NOT HOMESTEAD PROPERTY.

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 28th day of January, 2004.

Norine O'Donovan
NORINE O'DONOVAN

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Norine O'Donovan, a married woman personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of January, 2004.

Commission Expires _____

[Signature]
NOTARY PUBLIC

This instrument was prepared by Timothy T. Balin, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Mail To: B+D Financial Group
9801 S Harlem
Chicago, IL
60465

Send subsequent tax bills to:
BD Financial Group
9801 S Harlem
Chicago IL 60465

City of Chicago
Dept. of Revenue
330366
02/06/2004 14:02 Batch 11299 60
Real Estate
Transfer Stamp
\$135.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB.-6.04
REVENUE STAMP

0000122409
REAL ESTATE TRANSFER TAX
0000900
FP326670

STATE OF ILLINOIS
STATE TAX
FEB.-6.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

690000000
REAL ESTATE TRANSFER TAX
0001800
FP326660