

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0404239093
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 02/11/2004 02:17 PM Pg: 1 of 2

THIS AGREEMENT made this 9th day of February, 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, MICHAEL CHAMPION, 5113 S. Aberdeen, Chicago, Illinois 60609, 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:

THE NORTH 17 FEET OF LOT 48 AND THE SOUTH 8 FEET OF LOT 49 IN BLOCK 2 IN DEXTER PARK RESUBDIVISION OF LOTS 15 TO 18 INCLUSIVE, 20 TO 30 INCLUSIVE, 38, 39, 41, 42 AND 44 TO 50 INCLUSIVE AND THE SOUTH ½ OF LOT 14 IN HINCKLEY'S SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-08-402-005-0000
COMMON STREET ADDRESS: 5113 S. Aberdeen, Chicago, Illinois 60609

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 unpaid 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.

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

