## **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 DCLLARS 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 seco..d 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 ANC 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 NOR HWEST 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, Milinois 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 ease nears 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

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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.

City of Chicago Dept. of Revenue 330710 02/11/2004 13:24 Batch 07244 116

Real Estate Transfer Stamp \$300.00

CAPITAL TAX CORPORATION

Timothy T. Balin, President

Timothy T.. Balin, Secretary

State of Illinois

County of Cook

I, the undersigned Notary I ublic 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 illipois 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 9th day of February, 2504.

Commission Expires "OFFICIAL SEAL" Nancy Del Valle

Notary Public, State of Illinois My Commission Expires April 11, 2007

NOTARY PUBLIC

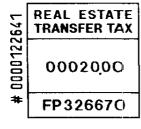
This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1717, Chicago, IL. 60602.

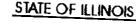
Mail To:

Michael Champion 51/3 S. Aberdeen

Send subsequent tax bills to:









DE AL ESTATE FRANSEER FAX DEPARTMENT DE REVENUE

REAL ESTATE TRANSFER TAX 0004000 FP326669