

# UNOFFICIAL COPY

MAIL TO:

Anthony N. Panzila  
3604 W. IRVING Park  
Chicago, IL 60618

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS



Doc#: 0407944146  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 03/19/2004 01:29 PM Pg: 1 of 3

THIS INDENTURE, made this 2nd day of March, 2004., between **Pledged Property II, LLC**, a corporation created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Cosmopolitan Bank and Trust, as Trustee under Trust Agreement dated 12-8-99 also known as Trust # 31103**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, 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 the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

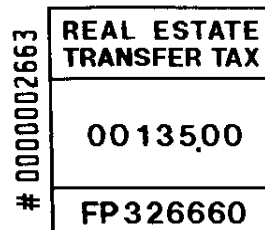
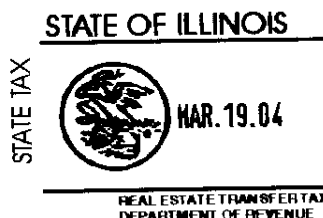
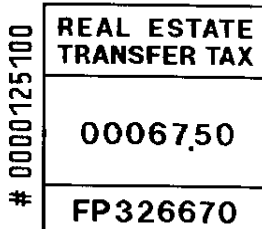
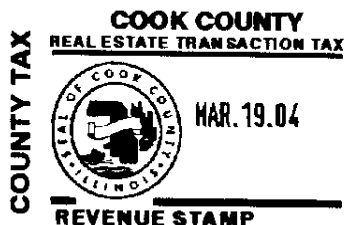
Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **16-03-429-044**  
PROPERTY ADDRESS(ES):

**846 N. Karlov Avenue, Chicago, IL, 60651**

IN WITNESS WHEREOF, said party of the first part has caused by its Vice-President and \_\_\_\_\_ Secretary, the day and year first above written.



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PLACE CORPORATE

Pledged Property II, LLC



By

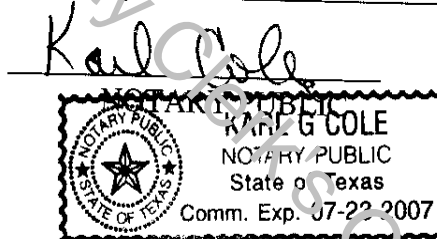
Edward C. Hill  
Vice President

SEAL HERE

STATE OF Texas )  
 ) SS  
COUNTY OF Harris )

I, KARL G. COLE, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward C. Hill, personally known to me to be the Vice President for Pledged Property II, LLC, 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 severally acknowledged that as the Vice President, he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20 day of March, 2004.



My commission expires: \_\_\_\_\_

This Instrument was prepared by PIERCE & ASSOCIATES, P.C., 18 S. MICHIGAN AVE., SUITE 1200, CHICAGO, IL 60603 BY: JAMIE BARON

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Salomon Pena  
546 N. Karlov Ave  
Chicago IL 60657

City of Chicago

Dept. of Revenue

333717

03/19/2004 12:46 Batch 10244 33



Real Estate

Transfer Stamp

\$1,012.50

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## EXHIBIT A

LOT 78 (EXCEPT THE NORTH 1/2 THEREOF) AND ALL OF LOT 77 IN FREDERICK H. BARTLETT'S CHICAGO AVENUE ALLOTMENT, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN THE RESUBDIVISION OF BLOCKS 5 AND 6 IN THE FOSTER SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 846 NORTH KARLOV, CHICAGO, IL 60651

Property of Cook County Clerk's Office