UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 6th 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, MARY L. PYATT AND JETTYON L. PYATT, as joint tenancy, 956 N. Lawler, Chicago, Illinois 60651, 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:

LOT 48 IN BLOCK 2 IN GLOVER S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-04-417-021-0030

COMMON STREET ADDRESS: 956 N. Lawler, Chicago Hinois 60651

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 thereunic 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 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.

16-04-417-021



Doc#: 0408227020 Eugene "Gene" Moore Fee: \$26.50 Cook County Recorder of Deeds Date: 03/22/2004 10:03 AM Pg: 1 of 2



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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.

	CAPITAL TAX CORPORATION
	BY 1:044 1//
	Timothy T. Balin, President
	1. 0
	ATTEST LINE 7/
State of Illingis)	Timothy T., Balin, Secretary
) ss	\sim
County of Cook)	
I the undersigned Notame Publician	6
observed a man introduction of the personal	for said County, in the State aforesaid, DO HEREBY lly known to me to be the President and Secretary of
	1 Ornoration and narrowalled
and bereat a nose name is subselved to the to	Wedding inclument of the little of the littl
arrent parsuant to authority, given by the R	ent and Secretary, she signed and delivered the said oard of Directors of said corporation, as her free and
voluntary act, and as the free and voluntary a	act and deed of said corporation, as her free and
purposes therein set forth.	0/,
Given under my hand and official seal, this 6^{th}	day of February, 2004
Commission Evnivos	
HOTAN MATTIE SPEA	RMAN NOTARY PUBLIC
COMMISSION EXPIRES	S 07/20/07
60602.	mui, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL
	Send subsequent tax bills to.
Mail To:	The state of the s
	- CO
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STATE OF ILLINOIS & REAL ESTATE	
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DEPARTMENT OF REVENUE # FP326660	REVENUE STAMP # FP326670