

# UNOFFICIAL COPY



Doc#: 0409129057  
Eugene "Gene" Moore Fee: \$46.00  
Cook County Recorder of Deeds  
Date: 03/31/2004 09:17 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

MAIL TO: Steven Sandusky  
20 N. Clark, Suite 1725  
Chicago, IL 60602

### NAME & ADDRESS OF TAXPAYER:

BSD Ventures, LLC  
6666 N Western Ave  
Chicago, IL 60645

### RECORDER'S STAMP

THE GRANTOR: BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE, created and existing under and by virtue of the laws of the State of \_\_\_\_\_ for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to: BSD VENTURES LLC  
6666 N. WESTERN AVE. CHICAGO IL 60645

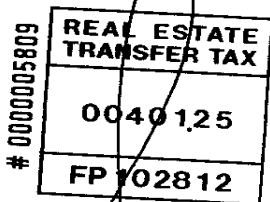
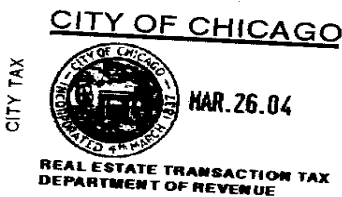
all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOTS 27 AND 28 IN S.M. BLOSS AND COMPANY'S SUBDIVISION OF BLOCK 9 IN JONES' SUBDIVISION IN THE WEST HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s) 20-29-123-025, 20-29-123-027  
Property Address: 1306 W. 73<sup>RD</sup> PL. CHICAGO IL 60636

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.



FIRST AMERICAN  
File # 605071  
10f304

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GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

In Witness Whereof, said Grantor has caused its name to be signed to by BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE, these presents by its Vice Pres, and attested by its Asst Sec this 24 day of Feb, 2004

BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE

Attest: Erin E. Hayes By: Louis A. Amaya

STATE OF CA )ss  
County of San Diego

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the Louis A. Amaya and V.P of RFC and Erin Hayes personally known to me to be the Asst Sec said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice Pres and Asst Sec, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

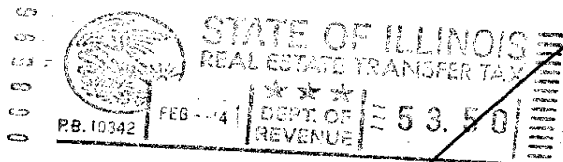
Given under my hand and official seal, this 24 day of Feb, 2004  
Commission expires 3-19, 2006

P. Robinson  
NOTARY PUBLIC



MUNICIPAL TRANSFER STAMP (If Required)  
NAME & ADDRESS OF PREPARER:  
KROPIK, PAPUGA & SHAW  
120 South LaSalle  
Chicago, Illinois 60603

ILLINOIS TRANSFER STAMP



San Diego County Clerk's Office