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SPECIAL WARRANTY DEED

Mail To: James Pieczonka, Esq.
5801 N. Northwest Hwy.
Chicago, IL 60631



Doc#: 0411726110
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/26/2004 11:48 AM Pg: 1 of 3

Mail Tax Bills to: Thomas James Builders, Inc.
5036 N. Lockwood
Chicago, IL 60630

This Instrument was Prepared By:
James P. Pieczonka
5801 N. Northwest Hwy.
Chicago, IL 60631

This INDENTURE, made this _____ day of March, 2004, between **TOP GUN CONSTRUCTION, CO.**, an Illinois Corporation and duly authorized to transact business in the State of Illinois as party of the first part, and **THOMAS JAMES BUILDERS, INC.**, an Illinois corporation, as party of the second part for and in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which 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 its heirs, successors and/or assigns, FOREVER, all the following described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO on EXHIBIT "A".

PIN: 13-09-312-029-000

Common Address: 5036-40 N. Lockwood, Chicago, IL 60630

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revisions, 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 appurtenances, unto the party of the second part, its heirs, successors and/or assigns forever.

ECOR TITLE INSURANCE

BOX 15

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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, successors and/or 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

General real estate taxes for the year 2003 and subsequent years; special taxes and assessments not then due and payable; easements, covenants and restrictions and building lines of record; applicable building laws or zoning, acts done or suffered by purchaser.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and 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.

TOP GUN CONSTRUCTION, CO.
BY: Thomas J. Pieczonka

[Handwritten Signature]

President

ATTEST:

[Handwritten Signature]

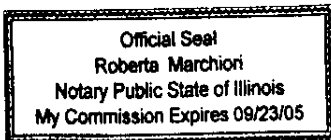
James P. Pieczonka, Secretary

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS J. PIECZONKA, personally known to me to be the president of TOP GUN CONSTRUCTION, CO., an Illinois corporation, and JAMES P. PIECZONKA, personally known to me to be the Secretary of 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 THOMAS J. PIECZONKA as president and JAMES P. PIECZONKA, as secretary, signed, sealed and delivered said instrument 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 24TH day of March, 2004.

My Commission expires: 9/23/05 Roberta Marchioni
NOTARY PUBLIC



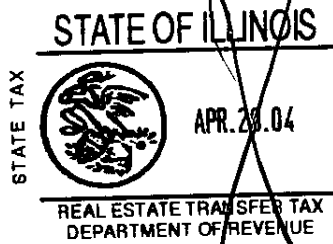
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EXHIBIT "A" LEGAL DESCRIPTION

Lot 12 in Block 17 in the Village of Jefferson the said Lot being situated in the Northeast ¼ of the Southwest ¼ of the Indian Boundary line of the Indian Boundary Line of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

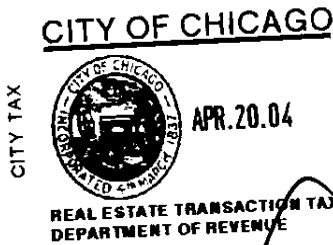
RPIN: 13-09-312-029-0000

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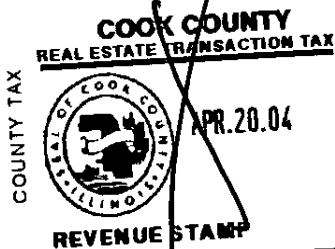
0000017823

REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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