

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0417301205
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/21/2004 12:15 PM Pg: 1 of 4

8225682-DA-Tms (1 of 2)

Above Space for Recorder's use only

THE GRANTOR, COLOR COMMUNICATINOS, INC., an Illinois corporation with its principal place of business at 4000 W. Fillmore, City of Chicago, County of Cook, State of Illinois, 60624, for the consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to TONY GAROFALO ("Grantee") an individual, whose address is: 4505 W. Grand Ave., Chicago, IL 60639 all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 4254 Arthington, Chicago, Illinois, legally described as:

See Exhibit "A" attached hereto

Subject to those items set forth on Exhibit "B" attached hereto.

Permanent Real Estate Index Number(s): 16-15-408-012-0000; 16-15-408-013-0000; 16-15-408-014-0000; 16-15-408-015-0000; 16-15-408-016-0000; 16-15-408-017-0000

Address: 4252 Arthington, Chicago, Illinois

DATED this: 30th day of July, 2003

COLOR COMMUNICATIONS, INC.,
an Illinois corporation

By: Steve Winter
Name: STEVE WINTER
Its: PRESIDENT

| | |
|---|---------------------------|
| STATE OF ILLINOIS | |
| STATE TAX | REAL ESTATE TRANSFER TAX |
| | 0040000 |
| JUN. 18. 04 | |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000000652 FP 103024 |

| | |
|-----------------------------|---------------------------|
| COOK COUNTY | |
| REAL ESTATE TRANSACTION TAX | |
| COUNTY TAX | REAL ESTATE TRANSFER TAX |
| | 0020000 |
| JUN. 18. 04 | |
| REVENUE STAMP | # 0000000657 FP 103022 |

Box 400-CTCC

4/8

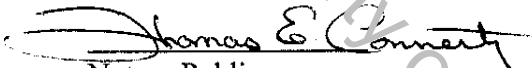
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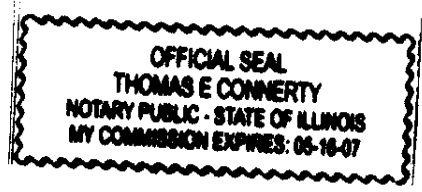
State of Illinois

County of Kane

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT STEVE WINTER personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of July, 2003,


Notary Public



My Commission Expires: 5-6-07

This instrument prepared by: Jay E. Presser, Esq., Patzik, Frank & Samotny Ltd., 150 South Wacker Drive, Suite 900, Chicago, Illinois 60606.


AFTER RECORDING MAIL TO:

Terry Chiganos, Esq.
Attorney at Law
3051 Oak Grove Drive
Suite 2200
Downers Grove, Illinois 60515

SEND TAX BILLS TO:

Tony Garofalo
4505 W. Grand
Chicago, IL
60639

CITY TAX



CITY OF CHICAGO
JUN. 18. 04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000000 5630000000

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0300000 |
| FP 103023 |

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EXHIBIT "A"

LOTS 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2 OF WEBSTER BATCHELLER'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4, LYING NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD CO'S RIGHT OF WAY OF THE EAST 1/2 OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF BARRY POINT ROAD, IN COOK COUNTY, ILLINOIS

ALSO

THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOT 13 AND LYING NORTH AND ADJOINING SAID LOTS 14 THROUGH 18.

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EXHIBIT B

Property of Cook County Clerk's Office

0 1.

1. TAXES FOR THE YEAR(S) 2003 AND 2004
2004 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2003 FIRST INSTALLMENT WAS DUE MARCH 02, 2004
NOTE: 2003 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

| PERM TAX# | PCL | YEAR | 1ST INST | STAT |
|---|--------|------|------------|------|
| 16-15-408-012-0000 | 1 OF 6 | 2003 | \$776.97 | PAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. | | | | |
| 16-15-408-013-0000 | 2 OF 6 | 2003 | \$793.12 | PAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. | | | | |
| 16-15-408-014-0000 | 3 OF 6 | 2003 | \$1,327.62 | PAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. | | | | |
| 16-15-408-015-0000 | 4 OF 6 | 2003 | \$842.35 | PAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. | | | | |
| 16-15-408-016-0000 | 5 OF 6 | 2003 | \$840.10 | PAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. | | | | |
| 16-15-408-017-0000 | 6 OF 6 | 2003 | \$840.10 | PAID |
| THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION. | | | | |

**

H. 2. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE URBAN RENEWAL PLAN
RECORDED AS DOCUMENT 20494541.