

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT made this 27<sup>th</sup> 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, SENLOA MOORE, 4945 W. Jackson, Chicago, Illinois 60644, 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:

**ALL OF LOT 20 AND THE EAST 4.30 FEET OF LOT 21 IN JAMES J. CAHILL'S SUBDIVISION OF LOT 24 IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART BEING IN THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PERMANENT INDEX NUMBER: 16-16-215-076-0000**

**COMMON STREET ADDRESS: 4945 W. Jackson, Chicago, Illinois 60644**

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 thereunto 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



Doc#: 0418926275  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/07/2004 02:36 PM Pg: 1 of 2

2MN


**LAW TITLE**

200452J  
16-16-215-076

**UNOFFICIAL COPY**

encumbered or charge, 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.

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.

STATE TAX	STATE OF ILLINOIS	# 000059279	REAL ESTATE TRANSFER TAX
	 DEC. 11.03		0033800
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

State of Illinois )  
County of Cook )

**CAPITAL TAX CORPORATION**

BY: *Timothy T. Balin*  
Timothy T. Balin, President

ATTEST: *Timothy T. Balin*  
Timothy T. Balin, Secretary

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of CAPITAL TAX CORPORATION, an Illinois Corporation, 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 acknowledged that as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 27<sup>th</sup> day of February, 2004.

Commission Expires 1/2/05

"OFFICIAL SEAL"  
 JONATHAN L. SMITH  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 1/2/2005  
*Jonathan L. Smith*  
 NOTARY PUBLIC


This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: Senola Moore  
4945 West Jackson Blvd.  
Chicago, IL 60644

City of Chicago  
 Dept. of Revenue  
 342531  
 06/17/2004 13:56 Batch 07238 96  
 Real Estate Transfer Stamp  
 \$1,785.00



COUNTY TAX	COOK COUNTY	# 000018418	REAL ESTATE TRANSFER TAX
	 DEC. 11.03		0016900
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP326670

REVENUE STAMP