

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0420944153
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 07/27/2004 03:08 PM Pg: 1 of 2

THIS AGREEMENT made this 23rd day of June, 2004 between CAPITAL TAX CORPORATION, an Illinois Corporation 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 XEZ, INC. an Illinois Corporation existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, 7303 N. Cicero, Lincolnwood, Illinois 60062, 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 their 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:

THE SOUTH ½ OF LOT 26 AND ALL OF LOT 27 IN BLOCK 3 IN MIFFLIN'S SUBDIVISION OF BLOCKS 3 AND 4 IN THOMPSON AND HOLMES SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:20-17-404-023-0000

COMMON STREET ADDRESS: 5955 S. Morgan, Chicago, Illinois 60611

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2002.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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 describe with the appurtenances, unto the party of the second part, his heirs and assigns forever.

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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, their 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 incumbered or charged, except as herein recited; and that the said premises, against all persons 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 Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this June 23, 2004.

STATE TAX

STATE OF ILLINOIS



JUL. 27. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0014500
FP326669

0000067787

CAPITAL TAX CORPORATION

By Timothy T. Balin President
 Attest: Timothy T. Balin Secretary

State of Illinois)
) ss
 County of Cook)

City of Chicago
 Dept. of Revenue
 346989
 07/27/2004 14:54 Batch 11830 77
 Real Estate Transfer Stamp
 \$1,087.50



I, the undersigned Notary Public in and for said County, do hereby CERTIFY that Timothy T. Balin, personally known to me to be the President of CAPITAL TAX CORPORATION, an Illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said 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 severally acknowledged that such President and Secretary, signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 June 23, 2004.

Commission Expires **"OFFICIAL SEAL"**
 Timothy L. Rowells
 Notary Public, State of Illinois
 My Commission Exp. 08/20/2006

Timothy L. Rowells
 NOTARY PUBLIC

This instrument was prepared by Jonathon Smith, 100 N. La Salle, Suite 1111, Chicago, IL 60602.

STARR & ROWELLS
 Mail To: **ATTORNEYS AT LAW**
 SUITE 1870
 35 EAST WACKER DRIVE
 CHICAGO, IL 60601
 (312)346-9420

Send subsequent tax bills to:

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUL. 27. 04
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
0007250
FP326670

0000135685