

# UNOFFICIAL COPY



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**PREPARED BY:**

Ronald J. Senechalle  
Robinson, Pluymert, Piercey,  
MacDonald & Amato, Ltd.  
2300 Barrington Road, Suite 220  
Hoffman Estates, IL 60195

Doc#: 0422620061  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/13/2004 10:36 AM Pg: 1 of 2

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**MAIL TAX BILL TO:**

E & J Builders, Inc.  
346 Ferndale Road  
Elmhurst, IL 60126

**MAIL RECORDED DEED TO:**

Mark Edelstein  
Edelstein & Edelstein, P.C.  
3825 W. Montrose Avenue  
Chicago, IL 60618

## SPECIAL WARRANTY DEED

THE GRANTOR, LTB Properties, Inc., a corporation organized and existing under the laws of the State of Illinois, having its principal offices at 2828 Canterbury Drive, Northbrook, IL 60062, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to E & J Builders, Inc., an Illinois corporation, having its principal offices at 346 Ferndale, Elmhurst, IL 60126, all of its right, title and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 32 IN BLOCK 3 IN STOLTZNER'S GREENVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS MARCH 17, 1955, AS DOCUMENT NUMBER 1581803, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-33-124-026  
Property Address: 214 S. Phelps Avenue, Arlington Heights, IL 60004

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 22 Day of July 2004

LTB PROPERTIES, INC.

By:  
Its:

LE ANH BLANCHARD  
PRESIDENT

ATGF, INC.

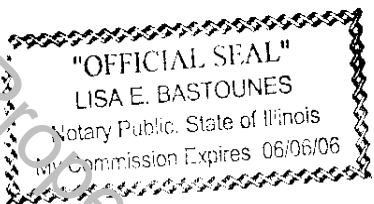
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Special Warranty Deed - Continued

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 Le Anh Tran  
Tran, personally known to me to be the President of LTB Properties, Inc., 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 he/she signed, sealed and delivered the said instrument, as his/her free and voluntary act, for the uses and purposes  
therein set forth.

Given under my hand and notarial seal, this 27<sup>th</sup> Day of July 2004  
Lisa Bastounes  
Notary Public  
My commission expires: 6/6/06



Property of Cook County Clerk's Office

