

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Mail to:

XEZ, Inc

7303 N Cicero Ave

Lincolnwood IL 60712

Send subsequent tax bills to:

XEZ, Inc.

7303 N. Cicero Ave

Lincolnwood IL 60712



Doc#: 0424445011

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 08/31/2004 08:25 AM Pg: 1 of 3

FIRST AMERICAN TITLE order # 891747

1061

THIS INDENTURE made this 9 day of August, 2004, between **AMERICAN GENERAL FINANCIAL SERVICES OF ILLINOIS, INC.**, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **XEZ, INC.**, an Illinois corporation, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, LIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of **COOK** and the State of **Illinois** known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 16-10-401-023 & 16-10-401-024

ADDRESS(ES): 4246 WEST CARROLL AVENUE, CHICAGO, IL 60624

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Michael D. Williams **Asst Vice President**, (Name) Assistant Secretary, and attested to by its (Office) James A. Kraynak, (Name) James A. Kraynak, the day and year first above written.

AMERICAN GENERAL FINANCIAL SERVICES OF ILLINOIS, INC.:

By: [Signature]

Attest: [Signature]

State of Indiana)
County of Vanderburgh) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael D. Williams **Asst Vice President**, personally known to me to be a James A. Kraynak **Assistant Secretary** of American General Financial Services of Illinois, Inc. and James A. Kraynak **Assistant 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their 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 9 day of August, 2004.

[Signature]
Notary Public

My commission expires on 03-25-09, 2004

This instrument was prepared by Russell C. Wirbicki, 28 E. Jackson Boulevard, Suite 1102, Chicago, IL 60604

DA RHONDA S. DULIN
NOTARY PUBLIC
VANDERBURGH COUNTY
STATE OF INDIANA
COMMISSION #497065
COMM. EXPIRES: 03-25-09

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LEGAL DESCRIPTION

LOTS 29 AND 30 IN BLOCK 2 IN RESUBDIVISION OF BLOCKS 3, 4, 5, 6, 11 AND 12 IN WEST CHICAGO LAND COMPANY SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 16-10-401-023 & 16-10-401-024

ADDRESS(ES): 4246 WEST CARROLL AVENUE, CHICAGO, IL 60624

Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS
AUG. 31. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008892
REAL ESTATE TRANSFER TAX
00044.00
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 31. 04
REVENUE STAMP

0000138720
REAL ESTATE TRANSFER TAX
00022.00
FP326670

CITY TAX
CITY OF CHICAGO
AUG. 30. 04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009342
REAL ESTATE TRANSFER TAX
00330.00
FP 102812