NOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 10th September, 2004 between HOME ACQUISITIONS, INC., a

Corporation created and existing under and by Laws of the State of Illinois and duly author business in the State of Illinois, party of th PRESCOTT INVESTMENTS, INC., an Illir 10124 S. Sangamon, Chicago, Illinois 606 second part, WITNESSETH, that party of and in consideration of the sum of TEN I

Doc#: 0426626256 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 09/22/2004 04:20 PM Pg: 1 of 2

OTHER VALUABLE CONSIDERATION 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 essigns, FOREVER, all the following described real estate, six and in the County of Cook and State of Illinois known and described as follows, to wit:

THE SOUTH 32.50 FEET OF THE NORTH 262.50 FEET OF THE WEST 1/2 OF BLOCK 10 (EXCEPT THE WEST 137.4 FEET AND EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR STREET) IN HITT'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 25-08-420-033-5000 COMMON STREET ADDRESS: 10124 S. Sangamon, Chicago, Illinois 60643

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and ut. it geasements 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, roms, 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 encumbered or charged, 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.

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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 OF ILLINOIS

STATE TAX SEP.22.04 REAL ESTATE TRANSFER TAX DEPARTIMENT OF REVENUE REAL ESTATE TRANSFER TAX 0012000 FP326660

HOME ACQUISITIONS, INC.

Timothy T. Balin, President

Timothy T., Balin, Secretary

State of Illinois

County of Cook

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 HOME ACQUISITIONS, INC., 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 office sept this 10th day of September, 2004.

Nancy Del Valle Commission Expires Notary Public, State of Illinois My Commission Expires April 11, 2007

Send subsequent tax bills to

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

Mail To:

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City of Chicago

Dept. of Revenue 353338

09/22/2004 15:20 Batch 06247 71

Real Estate Transfer Stamp \$900.00

COOK COUNTY
STATE TRANSACTION TAX

SEP.22.04

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REAL ESTATE

TRANSFER TAX

FP326670