UNOFFICIAL CONTINUES

Doc#: 0427302210
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/29/2004 10:14 AM Pg: 1 of 4

MAIL TO:

MICHEL GOLDLICK

10829 5 WESTERN-2B

SHICAGO, IC GOG 43

SPECIAL WARRANTY DEED

(CORPORATION TO INDIVIDUAL)

ILLINOIS

THIS INDENTURE, made this 28 th day of , 2004., between Wells Fargo Bank Minnesota, N.A., as Trustee, a national banking association organized and existing under the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, Toseffer Quinn, 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, 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 the State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

PROPERTY ADDRESS AND PERMANENT TAX ID NUMBER(S): 280 Green St., Park Forest, IL 60466 31-36-109-025

Grantor covenants that it is seized and possessed fo the said land and has a right to convey it, and warrants the title against the lawful claim of all persons claiming by, through, and under it, but not further otherwise.

THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO THIS CONVEYANCE AND THE WARRANTY OF TITLE MADE HERLIN SHALL APPLY.

- 1. All easements, rights of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "property");
- 2. All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interes of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;
- 3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the property, but only to the extent that same are still in effect;
- 4. All presently recorded instruments (other than liens and conveyances by, through

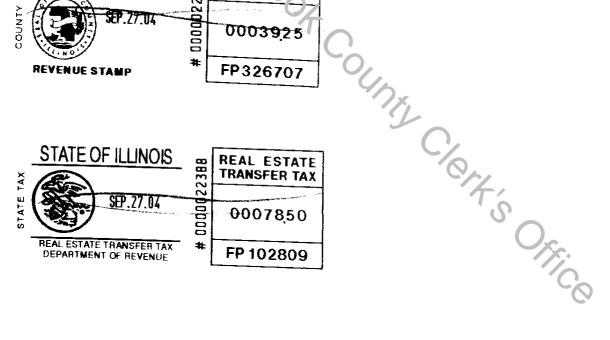
532923 TICOR TITLE

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BOX 15

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or under the grantor) that affect the property and any portions thereof;

- 5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the property), ownership, or both, the payment of which Grantee assumes; and
- 6. Any conditions that would be revealed by a physical inspection and survey of the property.

Subject to all conditions, restrictions, covenants and easements of record and taxes for the year and subsequent years.

PLACE CORPORATE Wells Fargo Bank Minnesota, N.A., as Trustee Shallera Huden **SEAL HERE** Shallina Hudson Atty-in-fact STATE OF NC COUNTY OF WOKE , a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shallina Hudson known to me to be the President for Well Fargo Bank Minnesota, N.A., as Trustee, 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 as the President, he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth. official seal this 2004. OFFICIAL SEAL Notary Public, North Carolina KALPANA PATEL My commission expires pires December 24, 2007 This Instrument was prepared by PIERCE & ASSOCIATES, P.C. 1 North Dearborn, Suite 1300, Chicago, IL 60602 PREPARED BY: ANAMARIA SIERRA PLEASE SEND SUBSEQUENT TAX BILLS TO: Vac Quemo 9942 & Turner Everyner Pork Il 60505

0427302210D Page: 4 of 4

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EXHIBIT A

LOT 39 IN BLOCK 6 IN VILLAGE OF PARK FOREST LAKEWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONIN KNOWN AS 280 GREEN ST., PARK FOREST, IL 60466