

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 23rd day of April, 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 RAPITY DEVELOPERS 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, 11869 S. Vincennes, Chicago, Illinois 60643, 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:



Doc#: 0430934132
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 11/04/2004 03:29 PM Pg: 1 of 2


LOT 60 (EXCEPT THE SOUTH 33 FEET MEASURED ALONG WESTERLY LINE THEREOF) IN FREDERICK H. BARTLETT'S SUBDIVISION OF LOTS 2, 3 AND 4 A SUBDIVISION OF THAT PART LYING EAST OF VINCENNE'S ROAD OF THE SOUTH ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 10 ACRES THEREOF) AND OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 29-18-301-015-0000


COMMON STREET ADDRESS: 15505 Dixie Highway, Harvey, Illinois 60426

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 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2004.

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.

STATE TAX
STATE OF ILLINOIS

NOV.-4.04

0000072204
REAL ESTATE
TRANSFER TAX
0003000

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

NOV.-4.04

0000144508
REAL ESTATE
TRANSFER TAX
0001500

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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 April 23, 2004.

CAPITAL TAX CORPORATION

By *Timothy T. Balin*
 Timothy T. Balin President

Attest: *Timothy T. Balin*
 Timothy T. Balin Secretary

State of Illinois)
) ss
 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 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 April 23 2004.

Commission Expires Official Seal
Rosaura Banales
 Notary Public, State Of Illinois
 My Commission Expires: 06/11/2006

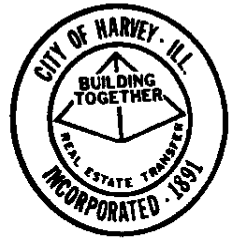
Rosaura Banales
 NOTARY PUBLIC

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

Mail To: Rapity Developers
11869 S Vincennes
Chicago, IL 60643

Send subsequent tax bills to:
Rapity Developers
11869 S Vincennes
Chicago, IL 60643

\$ 29,910.97



No 16025