

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0432803092
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 11/23/2004 02:35 PM Pg: 1 of 2

THIS AGREEMENT made this 17th day of November, 2004 between CAPITAL TAX CORPORATION, a Corporation created and 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, KAISER & SILVERSTEIN, LLC, 9433 S. Wentworth, Chicago, Illinois 60620, 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 its 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:

THE SOUTH 30 FEET OF LOT 16 IN BLOCK 7 IN FREDERICK H. BARTLETT'S WENTWORTH AVENUE AND 95TH STREET SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBERS: 25-04-412-034-0000
COMMON STREET ADDRESS: 9433 S. Wentworth, Chicago, Illinois 60620**

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements 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 thereto belonging, or in anyway appertaining, and the reversion and 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 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.

City of Chicago
Dept. of Revenue
360131



Real Estate
Transfer Stamp
\$525.00

11/23/2004 14:16 Batch 05378 65

CAPITAL TAX CORPORATION

BY: [Signature]
Timothy T. Balin, President

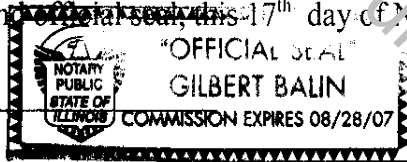
ATTEST: [Signature]
Timothy T. Balin, Secretary

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 and Secretary of CAPITAL TAX CORPORATION, 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 official seal, this 17th day of November, 2004

Commission Expires



[Signature]
NOTARY PUBLIC

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

Send subsequent tax bills to:

Mail To: KAISER & SILVERSTEIN
47 W Polk
Chgo. Il 60605

KAISER & SILVERSTEIN
47 W Polk
Chgo. Il 60605

STATE OF ILLINOIS

STATE TAX



NOV. 23. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000073152

REAL ESTATE
TRANSFER TAX

0007000

FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 23. 04

REVENUE STAMP

0000145954

REAL ESTATE
TRANSFER TAX

0003500

FP326670