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SPECIAL WARRANTY DEED
(Bank to Individual)
(Illinois)

Doc#: 0434220098
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/07/2004 11:48 AM Pg: 1 of 4

THIS AGREEMENT, made this 26 day of October, 2004, between BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE 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 **ANDRE PHILIPS**, 8208 S Blackstone Chicago, IL,
(Address of Grantee)

party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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 Bank, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to _____ 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:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anywise 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, _____ heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, _____ 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 the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 20-35-124-184-0000 Vol. 270

Address of the Real Estate: 8222 S. Dobson, Unit B, Chicago, Illinois 60622

FIRST AMERICAN TITLE
ORDER # 456190

10/1/04

401

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

BANK ONE, NATIONAL ASSOCIATION, AS
TRUSTEE *By: OWEN FEDERAL BANK FSB, It's Attorney In Fact*

By *Joseph Hillery*
Director **JOSEPH HILLERY**
Director

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 3447 N. Lincoln Ave., Chicago, Illinois 60657

Property of Cook County Clerk's Office

CITY TAX REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	 NOV. 24.04	CITY OF CHICAGO	# 0000011257	REAL ESTATE TRANSFER TAX 003 15.00 FP 102812
STATE TAX REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	 NOV. 24.04	STATE OF ILLINOIS	# 0000002364	REAL ESTATE TRANSFER TAX 00042.00 FP 103027
COUNTY TAX REVENUE STAMP SEAL OF COOK COUNTY	NOV. 24.04	COOK COUNTY	# 0000002575	REAL ESTATE TRANSFER TAX 00021.00 FP 103028

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MAIL TO:

Topper and Weiss Co
19 S. LA SALLE
CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

ANDRE PHILLIPS
8208 S. BLACKSTONE
CHICAGO, IL 60619

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

I, Kathleen Peterson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Hillery, personally known to me to be the Director of Ocwen Federal Bank, FSB, a Federal Savings Bank, Attorney in Fact for BANK ONE, NATIONAL ASSOCIATION, 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 such Director, signed and delivered the said instrument and caused the corporate seal of said Bank to be affixed thereto, pursuant to authority, given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of October, 2004.

[Handwritten Signature]

Notary Public



Kathleen M. Peterson
My Commission DD337084
Expires July 12, 2008

Expires _____

Commission

Notary Public

Orange County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1: THE EAST 13 FEET 3 INCHES OF THE WEST 103 FEET OF LOT 3 (AS MEASURED FROM THE EAST LINE OF THE 14 FOOT PUBLIC ALLEY ADJOINING SAID LOT) IN SANGER'S SUBDIVISION OF LOTS 1, 2, 3, LOTS 20 TO 27, INCLUSIVE, IN BLOCK 139 OF LOTS 1 TO 7 INCLUSIVE AND THE NORTH HALF OF EAST AND WEST VACATED ALLEY, LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 6 INCLUSIVE, IN BLOCK 140, ALL IN CORNELL, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 26 (WITH EXCEPTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTH HALF OF THE NORTHWEST QUARTER WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2: THE SOUTH 8 FEET OF THE NORTH 16 FEET OF THE MOST WESTERLY 20 FOOT PORTION OF LOT 3 IN SANGER'S RESUBDIVISION AFORESAID.

PARCEL 3: A NON-EXCLUSIVE EASEMENT OR INGRESS AND EGRESS AS DEFINED IN DECLARATION RECORDED APRIL 15, 1974 AS DOCUMENT NO. 22689788 AND AS CREATED BY DEED RECORDED AS DOCUMENT 22868515, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office