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Doc#: 0436419131
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 12/29/2004 04:49 PM Pg: 1 of 6

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of December, 2004, between PHOENIX BOND & INDEMNITY COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Jose Rivera and Carmen Rivera, husband and wife as **TENANTS BY THE ENTIRETY** and not as joint tenants with a right of survivorship, or tenants in common, residing in Mount Prospect, Illinois, party of the second part.

(GRANTEE'S ADDRESS) 3903 West Grand Ave., Chicago, Illinois 60651

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and 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:

Legal description attached hereto as Exhibit A and made a part hereof.

SUBJECT TO: (a) general annual real estate taxes for the 2nd installment of year 2003 and subsequent years; (b) covenants, conditions and restrictions of record; (c) public and utility easements, including any easements established or implied from the Declaration of Condominium or amendments if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) special taxes or assessments, if any; (f) any unconfirmed special tax or assessment, if any; (g) installments due or not yet due at the date hereof for any special tax or assessments for improvements heretofore completed; (h) mortgage or trust deed placed on the property by grantee or any acts done by or suffered thru grantee; and (i) parties in possession, or anyone claiming by, thru, or under parties in possession, including claims, or liens arising therefrom.

City of Chicago
Dept. of Revenue
364008
12/29/2004 16:46



Real Estate
Transfer Stamp
\$0.00

Batch 11829 119

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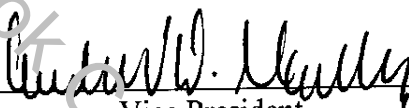
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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, 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 persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

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 Vice President the day and year first above written.

PHOENIX BOND & INDEMNITY COMPANY

By



Vice President

THIS INSTRUMENT WAS PREPARED BY:

Andrew W. Marks
161 North Clark Street
Suite 3040
Chicago, Illinois 60601

MAIL TO:

Jose and Carmen Rivera
3903 W. Grand Avenue
Chicago, IL 60651

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Patricia I. Wallin, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew W. Marks, personally known to me to be the Vice President of Phoenix Bond & Indemnity Company, an Illinois corporation, 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 Vice President he signed and delivered the said instrument 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 1st day of December, 2004.



Notary Public

Commission Expires:



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EXHIBIT A - LEGAL DESCRIPTION

LOT 10 IN BLOCK 3 IN THOMAS J. DIVEN'S SUBDIVISION OF BLOCKS 7 TO 11 IN THE SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 3903 WEST GRAND AVE.
CHICAGO, ILLINOIS 60651

P.I.N.: 16-02-124-009-0000

Property of Cook County Clerk's Office

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CERTIFICATION OF CORPORATE RESOLUTIONS

State of Illinois)
) SS
County of Cook)

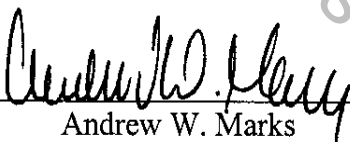
Andrew W. Marks, being first duly sworn on oath deposes and says as follows:

1. That he is the Vice President and Assistant Secretary of Phoenix Bond & Indemnity Company, an Illinois corporation in good standing, whose principal place of business is located at 161 North Clark Street, Chicago, Illinois.
2. That the following resolutions were adopted by the Board of Directors of said corporation:

RESOLVED that this corporation sell and convey that portion of the improved real estate commonly known as 3903 West Grand Ave., Chicago, Illinois, bearing Permanent Real Estate Index No.16-02-124-009-0000.

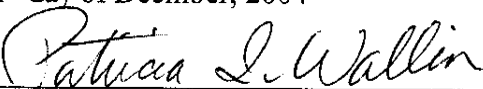
FURTHER RESOLVED that Stanford D. Marks, President and Andrew W. Marks, Vice President of this corporation execute and deliver such deeds and other documents as in his sole judgment is necessary to consummate the aforesaid sale and conveyance.

Further Affiant sayeth not. Dated this 1st day of December, 2004.



Andrew W. Marks

Subscribed and sworn to before me
this 1st day of December, 2004



Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated September 29, 2004

Signature: Jose Rivera
Grantor or Agent

Subscribed and sworn to before me by the said JOSE RIVERA this 29 day of DEC 2004
Notary Public Wanda Geanes



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 29, 2004

Signature: Carmen Rivera
Grantee or Agent

Subscribed and sworn to before me by the said CARMEN RIVERA this 29 day of DEC 2004
Notary Public Wanda Geanes



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)