

WARRANTY DEED
Statutory (Illinois)
(Individual to Corporation)



Doc#: 0436518064
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/30/2004 09:51 AM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

CHARLES BAKER, a single man

of the City of Chicago County of Cook

State of Illinois for and in consideration of

Ten and 00/100 ----- DOLLARS,

and other good and valuable considerations -----

in hand paid, CONVEY S and WARRANT S to
CAPITAL TAX CORPORATION

a corporation created and existing under and by virtue of the Laws of the

State of Illinois having its principal office at the
following address 100 N. LaSalle, #1111, Chicago, IL 60602

the following described Real Estate situated in the County of Cook

----- in the State of Illinois, to wit:

Lot 4 in Block 27 in the Subdivision by Blue Island Land and Building Company known as Washington Heights (in South 100 acres) of the Southwest 1/4 of Section 8, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known As: 10122-24 S. Vincennes, Chicago, Illinois
Permanent Index Number: 25-08-309-014-0000

THIS IS A DEED IN LIEU OF FORECLOSURE OF A CERTAIN INSTALLMENT NOTE AND TRUST DEED DATED JANUARY 2, 2002, AND SAID TRUST DEED RECORDED IN THE COOK COUNTY RECORDER OF DEEDS OFFICE AS DOCUMENT NUMBER 0020043302

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) -----; -----; and to General Taxes for ----- and subsequent years.

Permanent Real Estate Index Number(s): 25-08-309-014-0000

Address(es) of Real Estate: 10122-24 S. Vincennes, Chicago, Illinois

Dated this 8th day of April, 2004

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
----- (SEAL) ----- (SEAL)
Charles Baker (SEAL) ----- (SEAL)
Charles Baker (SEAL) ----- (SEAL)

Above Space for Recorder's Use Only

UNOFFICIAL COPY

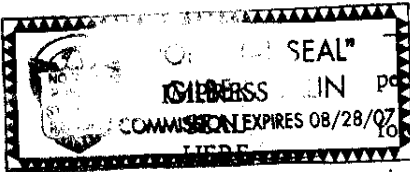
WARRANTY DEED
Individual to Corporation

GEORGE E. COLE®
LEGAL FORMS

TO

Property of Cook County Clerk's Office

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that Charles Baker, a single man



personally known to me to be the same person _____ whose name is subscribed to the
forgoing instrument, appeared before me this day in person, and acknowledged that he
signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and
purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8th day of April 2004
Commission expires _____ 19 _____ Gilbert Balin
NOTARY PUBLIC

This instrument was prepared by Gilbert Balin, 100 N. LaSalle, Suite 1111, Chicago, IL 60602
(Name and Address)

MAIL TO: {
Gilbert Balin (Name)
100 N. LaSalle, Suite 1111 (Address)
Chicago, Illinois 60602 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Capital Tax Corporation (Name)
100 N. LaSalle, Suite 1111 (Address)
Chicago, Illinois 60602 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated April 8, 2004

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Agent
this 8th day of April, 2004
Notary Public [Signature]

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 April 8, 2004

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Agent
this 8th day of April, 2004
Notary Public [Signature]

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.)