

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT made this 26<sup>th</sup> day of January, 2005 between TAX ACQUISITIONS, INC., 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, MIKE MURPHY, 1641 S. Christiana, Chicago, Illinois 60623, 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:



Doc#: 0503903075  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 02/08/2005 12:56 PM Pg: 1 of 2

**LOT 37 IN SHERMAN AND WALTER'S RESUBDIVISION OF BLOCK 11 IN CIRCUIT COURT PARTITION OF EAST ½ OF THE NORTHEAST ¼ AND THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ LYING NORTH OF CENTER LINE OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PERMANENT INDEX NUMBERS: 16-23-405-004-0000  
COMMON STREET ADDRESS: 1641 S. Christiana, Chicago, Illinois 60623

**LASALLE TITLE**  
**FILE # 1138**

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 thereunto 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

