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SPECIAL WARRANTY DEED

THIS AGREEMENT made this 26th 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 the second part, the receipt whereof is hereby acknowledged, by 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 at 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 7 TE 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, (LA INOIS.

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

LASALLETITLE FILE # J 138

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 increation 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

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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.

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	Real Estate	TAX ACQUISITIONS, INC.
Dept. of Revenue	ransfer Stamp	and Intelled
367970	\$187.50	Timothy T. Balin, President
02/08/2005 12:14 Betch 11855	75	1
70		Juniel 1
	Κ,	ATTEST: JUMPA Timothy T., Balin, Secretary
State of Illinois)		Tunouty 1 Bann, Sectorary
) ss	Ox	
County of Cook)		
1 the undersigned N	Jotary Public y and t	for said County, in the State aforesaid, DO HEREBY
	-	Ily known to me to be the President and Secretary of
		cration, and personally known to me to be the same
person whose name is subso	cribed to the foregoir	ng ir strument, appeared before me this day in person,
		ecretar (c.she signed and delivered the said instrument
		rectors of said corporation, as her free and voluntary
	intary act and deed c	of said corporation, for the uses and purposes therein
set forth.		
Given under my hand and	official seal; this 26	th day of January 2005.
Offic	ial Seat	al Martin
Commission Expire	a Banales	Julius Jorden
	CLASS I IT ILLINUW	NOTARY PURLIC
on Commission	ECONTEDI OFFI	mith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL
60602.	red by Johannan E. 5	min, Esq., 100 A. Easane, saite 1111, Calcago, 12
\		Send subsequent tax bills to:
Mail To: \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	Clast -	Mike Murphy eto
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COOK COUNTY -	DEAL FORTER	STATE OF ILLINOIS - REAL ESTATE
REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX	TRANSFER TAX
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