

WARRANTY DEED

(Corporation to Individual)
(Illinois)



Doc#: 0504741033
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/16/2005 10:43 AM Pg: 1 of 2

205/995/m7c/law 206-3

THIS AGREEMENT, made this 10TH day of February, 2005, between The Hunter Institute, Inc., an Illinois Corporation, 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 Peter Spezza, 6832 S. Halsted, Chicago, Illinois 60621, party of the second part, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

M.G.R. TITLE

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 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 corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

LOT 13 IN BLOCK 3 IN BENEDICT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-20-415-031-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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, his 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, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or July 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, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2003 and subsequent years.

Permanent Real Estate Number(s): 20-20-415-031-0000

Address(es) of Real Estate: 6832 S. Halsted, Chicago, Illinois 60621

City of Chicago

Dept. of Revenue

368610

02/15/2005 11:03 Batch 02269 43



Real Estate

Transfer Stamp

\$1,012.50

UNOFFICIAL COPY

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 _____ President, and attested by its _____ Secretary, the day and year first above written.

FP326670
0006750
REAL ESTATE TRANSFER TAX

0000151970



The Hunter Institute, Inc.

BY: Gerald Lipkin
President

ATTEST: Gerald Lipkin
Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
Scott Hillstrom

11212 S WESTERN #1
CHICAGO, IL 60643

SEND SUBSEQUENT BILLS TO:
Peter Spezza
6832 S. Halsted
Chicago, Illinois 60621

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

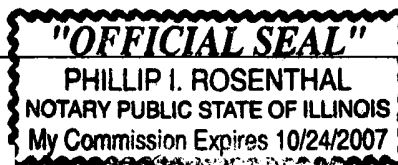
STATE OF ILLINOIS
STATE TAX
FEB. 14.05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
000015956
REAL ESTATE TRANSFER TAX
00085.75
FP326660

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald Lipkin, is personally known to me to be the President of The Hunter Institute, Inc. an Illinois corporation, and _____ is, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 _____ day of February, 2005.

[Signature]
Notary Public

Commission Expires: _____



STATE OF ILLINOIS
STATE TAX
FEB. 14.05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
000075734
REAL ESTATE TRANSFER TAX
00049.25
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