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SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

Doc#: 0512305112
Eugene "Gene" Moore Fee: \$300.00
Cook County Recorder of Deeds
Date: 05/03/2005 11:00 AM Pg: 1 of 4

1 of 3
FIRST AMERICAN TITLE order # 1028762

THIS AGREEMENT, made this 3rd day of March, 2005, between CITICORP TRUST BANK FSB, a corporation created and existing under and by virtue of the laws of the State of PA and duly authorized to transact business in the State of Illinois, as GRANTORS, and JAMES ~~W~~ COLE

(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), 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 GRANTEE(S), and to his 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 41 IN INDIAN HILLS SUBDIVISION UNIT NUMBER 8, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 25, 1970 AS DOCUMENT NUMBER 2492988, IN COOK COUNTY, ILLINOIS

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 GRANTOR, 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 GRANTEE(S), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his 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 as to matters of title.

C.P.
3

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Permanent Real Estate Numbers: 33-30-305-020

Address of the Real Estate: 22201 WILLOW TRACE LANE, SAUK VILLAGE, IL 60411

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

CITICORP TRUST BANK FSB

By [Signature]
President

Attest: [Signature]
Secretary

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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Client's Address

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

JAMES A. COLE
22201 Willow Tree Ln
Sauk Village, IL 60411

JAMES A. COLE
22201 Willow Tree Ln
Sauk Village, IL 60411

STATE OF PA)
) ss.
COUNTY OF Montgomery)

I, Maureen Burns, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Machol, personally known to me to be the Vice President of CITICORP TRUST BANK FSB, a Delaware corporation, and Assis, personally known to me to be the Assis 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 Vice President and Assis 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 3 day of March, 2005.

Maureen Burns
Notary Public

Commission Expires
COMMONWEALTH OF PENNSYLVANIA


Notarial Seal
Maureen Burns, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires July 15, 2008

Member, Pennsylvania Association Of Notaries

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Property of Cook County Clerk's Office

FP 103028	# 0000009169
0004350	
REAL ESTATE TRANSFER TAX	

REVENUE STAMP

 COUNTY TAX
 MAY -2.05
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX

FP 103027	# 0000008963
0008700	
REAL ESTATE TRANSFER TAX	

STATE TAX

 MAY -2.05
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE