

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THIS AGREEMENT made this 28th day of April, 2005 between HOME 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, D.R.S., LIMITED, 5205-07 S. Indiana, Chicago, Illinois 60615, 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:

LOT 2 IN G.H. WATSWORTH SUBDIVISION OF THE NORTH 2 ½ FEET OF LOT 23 AND ALL OF LOT 24 IN BLOCK 3 IN JENNINGS SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS TOGETHER WITH THE LAND LYING NORTH OF AND ADJOINING THE SOUTH OF BAYLEY'S SUBDIVISION IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-10-304-021-0000

COMMON STREET ADDRESS: 5205-07 S. Indiana, Chicago, Illinois 60615

**LASALLE TITLE
FILE # 11/1318 ke
1073**

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 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.

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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.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAY. 24. 05	00325.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326669

0000080084

HOME ACQUISITIONS, INC.

BY: *Timothy T. Balin*
Timothy T. Balin, President

ATTEST: *Timothy T. Balin*
Timothy T. Balin, Secretary

State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of HOME ACQUISITIONS, INC., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 28th day of April, 2005.

Commission Expires _____



Gilbert Balin
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: DRS Limited
431 S. Dearborn #203
Chgo. IL 60605

DRS Limited
431 S. Dearborn
Chgo. IL 60605

City of Chicago
Dept. of Revenue
381074
05/24/2005 10:18 Batch 05391 44
Real Estate
Transfer Stamp
\$2,437.50



COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSFER TAX
	MAY. 24. 05	00162.50
	REVENUE STAMP	FP326670

0000160920