

**UNOFFICIAL COPY**  
**SPECIAL WARRANTY DEED**



**Doc#:** 0514641112  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 05/26/2005 03:08 PM Pg: 1 of 2

THIS AGREEMENT made this 25<sup>th</sup> day of May, 2005 between CHICAGO LAND SALES COMPANY, 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, NATIONAL TAX BUYER, L.L.C., a Limited Liability 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, 900 Skokie Blvd., Northbrook Illinois 60062, 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 19 IN THE CALUMET AND CHICAGO CANAL AND DOCK CO'S RESUBDIVISION OF BLOCK 191 IN SOUTH CHICAGO IN SECTION 12 AND 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**LASALLE TITLE**  
**FILE #** LT1440

**PERMANENT INDEX NUMBERS: 21-12-429-041-0000**  
**COMMON STREET ADDRESS: 10244 S. Hoxie, Chicago, Illinois 60617**

SUBJECT TO: (a.) the general exceptions contained in the policy; (b.) Non-delinquent general real estate taxes and special taxes or assessments, which are a lien but not yet due and payable or in the case of special assessments or special taxes for improvements not yet completed; (c.) Applicable zoning and building laws and ordinances and other laws and ordinances; (d.) covenants, conditions, restrictions, agreements, building lines, permits and easements of record as of the Closing Date so long as the same do not materially interfere with the residential use of the Property; (e.) Liens, encroachments, easements, and other matters over which the Title Insurance Company is willing to insure at Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect the Buyer's use and enjoyment of the Property for single family residence purposes; (f.) drainage and utility easements and easements of recorded at any time prior to Closing; (g.) streams or waterways, drainage ditches, laterals, feeders; (h.) acts done or suffered by Buyer or anyone claiming by, through or under Buyer.

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.

City of Chicago  
Dept. of Revenue  
381402  
Real Estate  
Transfer Stamp  
\$67.50





05/26/2005 11:08 Batch 06209 5

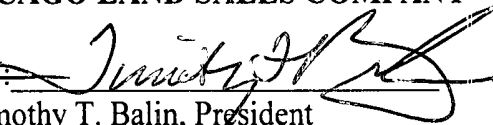
# UNOFFICIAL COPY

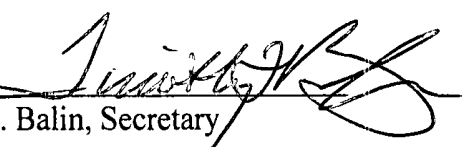
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or 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.

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.

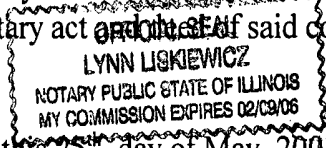
COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  MAY.26.05 REVENUE STAMP	# 0000161116 <b>REAL ESTATE TRANSFER TAX</b> 0000450 FP326670
	STATE TAX <b>STATE OF ILLINOIS</b>  MAY.26.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000080308 <b>REAL ESTATE TRANSFER TAX</b> 0000900 FP326669

**CHICAGO LAND SALES COMPANY**

BY:   
Timothy T. Balin, President

ATTEST:   
Timothy T.. Balin, Secretary

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 CHICAGO LAND SALES COMPANY, 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 of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 25<sup>th</sup> day of May, 2005.

Commission Expires \_\_\_\_\_

  
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:	<u>Bennett R. Kelly esq</u>	<u>National Tax Buyer LLC</u>
	<u>555 State Blvd #500</u>	<u>900 State Blvd #108</u>
	<u>Northbrook, IL 60062</u>	<u>Northbrook IL 60067</u>