

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0515302160  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 06/02/2005 01:27 PM Pg: 1 of 2

### THIS SPECIAL WARRANTY DEED,

made this 18<sup>th</sup> day of May, 2005, by **Austin Bank of Chicago, an Illinois State Chartered Institution**, of the first part, and duly authorized to transact business in the State of

Illinois, for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and **Benita A. Mills** of 1524 S. Sangamon Chicago, IL 60608 party of the second part

WITNESSETH, that the party of the first part does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, and to its successors 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 7 in Block 19 in Riverdale, being Fred Schmidt's Subdivision of part of the South 23 chains of the Southeast fractional 1/4 of Section 33, Township 37 North, Range 14, East of the Third Principal Meridian according to the plat thereof recorded May 15, 1874 as Document 168158 in Book 7 of plats page 83 in Cook County, Illinois.

Permanent Tax Index Number: 25-33-411-009  
Commonly known as 13757 S. Illinois St., Riverdale, Illinois 60827

Together with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 in 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 successors 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 successors 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 the said premises against all persons claiming the same, by through or under it, subject to: Real Estate taxes for the year 2004 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, zoning restrictions, existing leases or tenancies, possible building code violations.

Box 400-CTCC

1409-8271150 02-DG 2 of 4 all

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and Senior Vice-President, this \_\_\_ day of \_\_\_\_\_, 2005.

STATE TAX	STATE OF ILLINOIS	# 0000002900	REAL ESTATE TRANSFER TAX
	JUN. -1.05		0013000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103024

Austin Bank of Chicago

BY: [Signature]  
Sam Scott, President

BY: [Signature]  
Colette Loesher, Senior Vice-President

STATE OF ILLINOIS }  
                                      } SS  
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Sam Scott, President and Colette Loesher, Senior Vice-President of Austin Bank of Chicago, personally known to me whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Senior Vice-President signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said Austin Bank of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of May, 2005



[Signature]  
Notary Public

This instrument was prepared by  
Richard W. Laubenstein  
216 West Higgins Road  
Park Ridge, IL 60068

Mail to: Joseph S. Holtzman  
111 W. Washington, #1505  
Chicago, IL 60602

Send subsequent tax bills to:  
Bevita A. Mills  
13757 S. Illinois  
Chicago, IL 60827

COUNTY TAX	COOK COUNTY	# 0000000868	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		0006500
REVENUE STAMP			FP 103022