

# UNOFFICIAL COPY

**PREPARED BY:**

Robert A. Cheely  
6446 W. Cermak Road  
Berwyn, IL 60402

**MAIL TAX BILL TO:**

Roger Toms  
4802-04 S. Wood Street  
Chicago, IL 60609

**MAIL RECORDED DEED TO:**

Roger Toms  
4802-04 S. Wood Street  
Chicago, IL 60609



Doc#: 0517816051  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 06/27/2005 10:39 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

(Corporation to Individual)

THE GRANTOR, Granpa's Inc.

4802-04 S. Wood St., of the City of Chicago, State of IL, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Roger W. Tom, a single man, of 2835 Keeler Road, of the City of Northbrook, State of IL, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOTS 2 AND 3 IN BLOCK 19 IN CHICAGO UNIVERSITY SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FAC# 1358021

Permanent Index Number(s): 20-07-211-024

Property Address: 4802-04 S. Wood Street, Chicago, IL 60609

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities, drainage ditches, feeders and tile, pipe or other conduit and all other matters of record affecting the property.

This is 6 Day of June 2005

Granpa's Inc.

By

Arthur A. Sato PRESIDENT  
Terri Sato SEC/TREAS.

STATE OF Illinois )

COUNTY OF COOK )

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Granpa's Inc., by Arthur A. Sato, President and Maria Sato, Trans/Sec. personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

1358021 1-3

Attorneys' Title Guaranty Fund, Inc.  
33 N. Dearborn, Suite 650  
Chicago, Illinois 60602-3104  
(312) 376-1736

Property of Cook County Clerk's Office

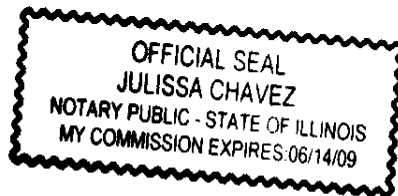
# UNOFFICIAL COPY

Special Warranty Deed - *Continued*

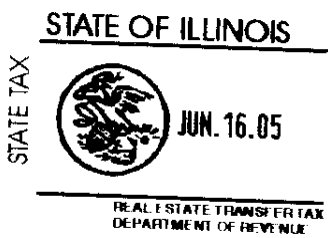
Given under my hand and notarial seal, this 6 Day of July 2005

Julissa Chavez  
Notary Public  
My commission expires: 06/14/09

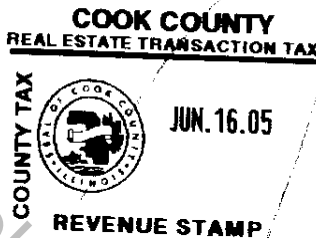
Exempt under the provisions of paragraph \_\_\_\_\_



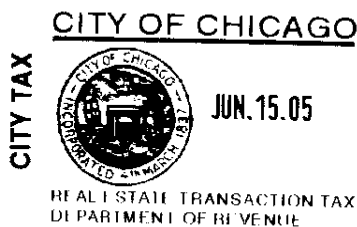
Property of Cook County Clerk's Office



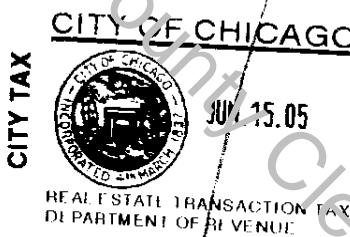
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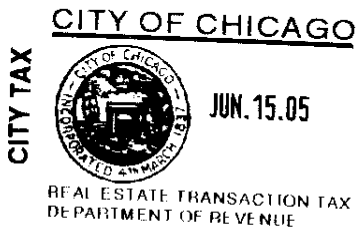
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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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