

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

Doc#: 0519322141  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/12/2005 01:11 PM Pg: 1 of 3

Property of [Watermark]

THIS INDENTURE, made this 6<sup>th</sup> day of June, 2005 between CITIFINANCIAL MORTGAGE COMPANY INC., a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and BUDMAR INVESTMENT GROUP, LLC, party of the second part.  
(GRANTEE'S ADDRESS) ~~15539 SOUTH MINERVA, DOLTON, Illinois 60419~~ 60461  
20920 London Drive Olympia Fields

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISS, RELEASE ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

FIRST AMERICAN TITLE  
ORDER # 1079145

Permanent Real Estate Index Number(s): 29-14-142-038-0000  
Address(es) of Real Estate: 15539 SOUTH MINERVA, DOLTON, Illinois 60419

Together with all the 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 said 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 said party of the second part, there heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

VILLAGE OF DOLTON No 11734  
WATER / REAL PROPERTY TRANSFER TAX  
ADDRESS 15539 MINERVA  
ISSUE 6-17-05 EXPIRED 7-17-05  
AMT 10  
TYPE WT *Gene Moore*  
VILLAGE COMPTROLLER

FIRST AMERICAN TITLE order #

(2)  
LC

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ the day and year first above written.

CITIFINANCIAL MORTGAGE COMPANY INC.

By *Nancy Leong*  
\_\_\_\_\_  
NANCY LEONG, AVP



STATE **MISSOURI** COUNTY OF **ST. CHARLES** ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that NANCY LEONG, AVP personally known to me to be the \_\_\_\_\_ of the CITIFINANCIAL MORTGAGE COMPANY INC. and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ 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 6<sup>th</sup> day of June, 2005

**PAT WILLIS**  
Notary Seal - Notary Public  
STATE OF MISSOURI  
JEFFERSON COUNTY  
My Commission Expires June 27, 2005

Pat Willis (Notary Public)

Prepared By: Michael Fisher  
120 N Lasalle St 2520  
Chicago, Illinois 60602

Mail To:

~~BUDMAR INVESTMENT GROUP, LLC  
15539 SOUTH MINERVA  
DOLTON, Illinois 60419~~

Thomas S. Eisner  
900 Maple Road  
Homewood, IL 60430

Name & Address of Taxpayer:

BUDMAR INVESTMENT GROUP, LLC  
~~15539 SOUTH MINERVA~~ 20920 London Drive  
~~DOLTON, Illinois 60419~~ Olympia Fields, IL 60461

STATE TAX  
  
STATE OF ILLINOIS  
JUL.-1.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000012009  
REAL ESTATE TRANSFER TAX  
0011000  
FP 103027

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL.-1.05  
REVENUE STAMP

# 0000012215  
REAL ESTATE TRANSFER TAX  
0005500  
FP 103028

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Lot 11 (except the North 22 Feet Thereof) and the North 29 Feet of Lot 12 in Block 9 in Simpson Home Developers-Craig Manor Subdivision, Being a Subdivision of part of the West 1/2 of Section 14, Township 36 North, Range 14, East of the Third Principal Meridian, Lying North of the Calumet River, According to the plat thereof Registered in the Office of the Registrar of titles of Cook County, Illinois, on December 2, 1955 as Document No. 1638003, In Cook County, Illinois.

Permanent Index #'s: 29-14-142-038-0000 Vol. 0206

Property Address: 15539 South Minerva, Dolton, Illinois 60419

Property of Cook County Clerk's Office