

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0534218051 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2005 11:05 AM Pg: 1 of 2

THIS AGREEMENT made this 5th day of December, 2005, between CHICAGO LAND SALES COMPANY, an Illinois Corporation 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 C & T Builders, 10315 South Springfield Avenue, Chicago Illinois 60655, 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 27 in Block 1 in Jernberg's Subdivision of Lot 20 in the County Clerk's Subdivision of part of Lot 38 in the School Trustees Subdivision of Section 16, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

City of Chicago
Dept. of Revenue
407538
12/06/2005 14:34 Batch 07289 109



Real Estate
Transfer Stamp
\$123.75

Permanent Index Number(s): 20-16-300-072-0000
Commonly Known As: 5712 South Union Avenue, Chicago IL 60621

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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.

LACALLE TITLE
FILE # *Lacalle*

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC.-7.05
REVENUE STAMP

0000178514
REAL ESTATE
TRANSFER TAX
0000825
FP326670

STATE OF ILLINOIS
STATE TAX
DEC.-7.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000029420
REAL ESTATE
TRANSFER TAX
0001650
FP326660

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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 persons 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 Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 5th of December, 2005.

CHICAGO LAND SALES COMPANY

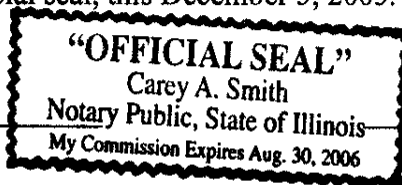
By *Timothy T. Balin* President
 Attest: *Timothy T. Balin* Secretary

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 of CHICAGO LAND SALES COMPANY, an Illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said 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 severally acknowledged that such President and Secretary, signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 December 5, 2005.

Commission Expires _____



Carey A. Smith
 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:

William Marchetti
11516 W 183rd St *STEVE*
Calumet Park, IL 60461

CFT Builders
10845 S Ridgeway
Chicago, IL 60655