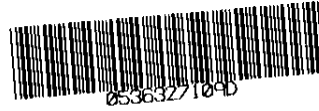


# UNOFFICIAL COPY

Special Warranty Deed  
CORPORATION TO  
INDIVIDUAL(S)

ILLINOIS



Doc#: 0536327109 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2005 03:00 PM Pg: 1 of 3

EXETER TITLE COMPANY -- FILE # 1042  
Phone (312) 641-1244 Fax (312) 641-1241 05100030-COPY Above Space for Recorder's Use Only

THIS AGREEMENT between Value Properties, Inc. 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 *(Name and Address of Grantee-s)* Carmen Chucrala of 1959 N. Natoma, Chicago, Illinois 60601 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 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 the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their 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: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the 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 equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Carmen Chucrala, his/her/their heirs 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, his/her/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, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2005 and subsequent years; Covenants, conditions and restrictions of record, if any; and all exceptions set forth in the December 6, 2005 real estate sales contract.

Permanent Real Estate Index Number(s): 13-32-219-020-0000


Address(es) of Real Estate: 2143 N. Austin, Chicago, Illinois, 60639

# UNOFFICIAL COPY

The date of this deed of conveyance is December 28, 2005.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:  
Value Properties, Inc.

  
By: Alan J. Washer President

(Impress Corporate Seal Here)

\_\_\_\_\_  
Attest: Secretary

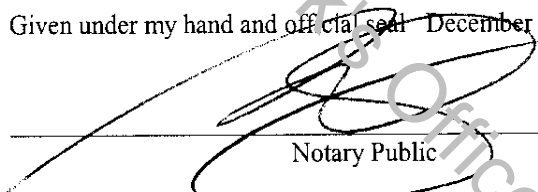
State of Illinois  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alan J. Washer personally known to me to be the President of Value Properties, Inc. a Illinois Corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they 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 December 28, 2005

(Impress Seal Here)  
(My Commission Expires ~~1-23-07~~)

  
\_\_\_\_\_  
Notary Public

This instrument was prepared by: Dean Lurie  221 N. LaSalle Street, 32nd Floor Chicago, IL, 60601	Send subsequent tax bills to: Carmen Chucrala	Recorder-mail recorded document to: Ellen Weisz  3305 N. Nagle Avenue Chicago, Illinois, 60634
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# UNOFFICIAL COPY

“ Exhibit A “

LOT 10 IN THE SUBDIVISION OF GRANDVIEW, BEING JOHN T. KELLY AND OTHERS SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF GRAND AVENUE AND NORTH OF THE SOUTH LINE OF DICKENS AVENUE, PRODUCED WEST RECORDING PLAT THEREOF OF SAID SUBDIVISION RECORDED JANUARY 31, 1914 AS DOCUMENT NUMBER 5349766, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2143 N. Austin Ave., Chicago, IL 60639

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$1,612.50

410566

12/29/2005 11:07 Batch 10271 31

STATE TAX  
STATE OF ILLINOIS  
DEC. 29.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. 29.05  
REVENUE STAMP

# 0000030378  
REAL ESTATE  
TRANSFER TAX  
00215000  
FP326660

# 0000180211  
REAL ESTATE  
TRANSFER TAX  
0010750  
FP326670