UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 12th day of May, 2006, 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 Nationwide Real Estate Investments, Inc., an Illinois Corporation, 15-Old Temerack, Orland Park Illinois 69462, 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 urese presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assign, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 0613710076 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 05/17/2006 11:34 AM Pg: 1 of 2

Lot 23 in Weddell and Cox's Addition to Englewood, a Subdivision of the East 1/2 of the Southwest 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

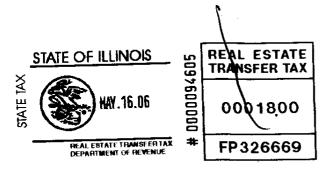
LASALLE TITLE
FILE # 10858

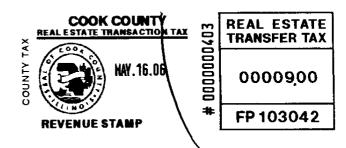
Permanent Index Number(s): 20-20-307-008-0000

Commonly Known As: 6745 South Elizabeth Street, Chicago IL 60636

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements, social taxes or assessments for improvements not yet completed; installments not due at the date nereof of any special tax or assessment for improvements heretofore completed. Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect Buyer's use and enjoyment of the Property for single family residence purposes.

Together with all and singular the hereditaments and appurtenances thereunto of onging, 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.





0613710076 Page: 2 of 2

UNOFFICIAL COPY

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 12th of May, 2006.

CECUO

City of Chicago

Peal Estate

Oity of Officago		real Estate		
Dept. of Revenue	e	Transfer Stamp	CHICAGOTA	
438694		\$135.00	CHICAGO LA	ND SALES COMPANY
05/16/2006 14:04	Batch 1 8 4	•	Innote	will all
		Affes	it: Jemo	President
		0-		Secretary
State of I	llinois))_	,
) ss		
County of	f Cook)	0,	
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. Palin 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 purpo sest herein set forth.				
		and official seal, this		
Commissi	ion Expires _	"OFFICIA Carey A Notary Public, S My Commission Ex	Smith State of Illinois —	NOTARY PUBLIC

This instru 60602.	ument was pr	epared by Jonathan I	. Smith, Esq., 100]	N. LaSalle, Suite 1111, Chicago, IL
			Send subs	equent tax bills to:
Mail T		Nationwid	e Real Estate Inves	1.
Mail To:		9935 South 76th Avenue Unit A		
			v, IL 60455	
			•	