

UNOFFICIAL COPY

This Instrument Prepared by:

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55 E. Monroe Street, Suite 4200
Chicago, IL 60603



Doc#: 0614443278 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/24/2006 01:09 PM Pg: 1 of 4

Upon Recording, Return to:

Cindy Malone
Chicago Title Insurance Company
171 North Clark Street
Chicago, Illinois 60601

Property Address:

_____ -6129 North Western Avenue
Chicago, Illinois 60659

P.I.N.

14-06-112-019 and 14-06-112-020 and a portion of 14-06-112-021

SPECIAL WARRANTY DEED

Deed made as of this 15th day of May, 2006 by Z. Frank, Inc., a Delaware corporation (the "Grantor"), having an address at 6060 North Western, Chicago, Illinois 60659 to Stephen R. Napleton and Carol C. Napleton, as joint tenants (the "Grantees"), having an address at 6116 North Western, Chicago, Illinois 60659.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, and sells with the special warranty covenants set forth below unto Grantee that certain real property situated in the County of Cook, State of Illinois described on **Exhibit A** attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees that, except for the Permitted Exceptions described on **Exhibit B** attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

Box 400-CTCC

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Z. FRANK, INC., an Illinois corporation

By: Charles E. Frank

Its: President

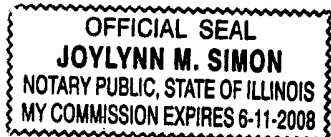
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Charles E. Frank, the President of Z. Frank, Inc., a Delaware corporation, personally known to me to be the person holding such office in such corporation whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he/she signed and delivered said Deed as his/her free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of May, 2006.

Joylynn M. Simon
Notary Public

My Commission expires:



Mail Tax Bills to:

James J. Roche
642 North Dearborn Street
Chicago, Illinois 60610-4785

STATE OF ILLINOIS

STATE TAX

MAY. 23. 06

REAL ESTATE TRANSFER TAX

00900.00

FP 103024

0000005345

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

MAY. 23. 06

REAL ESTATE TRANSFER TAX

00450.00

FP 103022

0000003346

REVENUE STAMP

CITY OF CHICAGO

CITY TAX

MAY. 23. 06

REAL ESTATE TRANSFER TAX

06750.00

FP 103023

0000003567

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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EXHIBIT A

Property

Parcel 1: The South 50 feet of the North 366 feet of the West Half of the West Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, (except that part thereof lying West of a line 50 feet East of and parallel with the West line of Section 6 and except the East 8 feet thereof) in Cook County, Illinois.

Parcel 2: The South 50 feet of the North 416 feet of the West Half of the West Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, (except that part thereof lying West of a line 50 feet East of and parallel with the West line of Section 6 and except the East 8 feet thereof) in Cook County, Illinois.

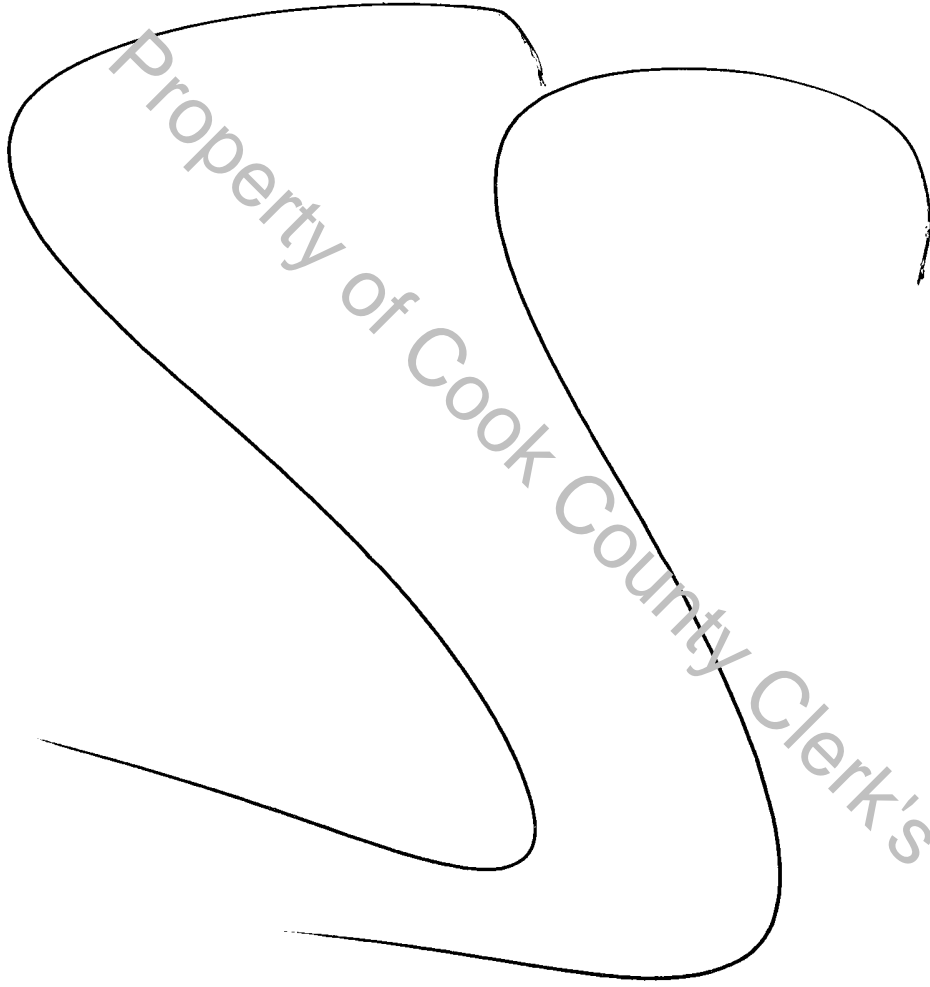
Parcel 3: The South 32.62 feet of the North 448.62 feet of the West Half of the West Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 6, Township 40 North, Range 14, east of the Third Principal Meridian, (except that part thereof lying West of a line 50 feet East of and parallel with the West line of Section 6 and except the East 8 feet thereof) in Cook County, Illinois.

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EXHIBIT B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE.



Property of Cook County Clerk's Office