

# UNOFFICIAL COPY



0621226141D

## SPECIAL WARRANTY DEED

Doc#: 0621226141 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/31/2006 12:22 PM Pg: 1 of 2

THIS AGREEMENT made this 24<sup>th</sup> day of July, 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 Tamarack, Orland Park Illinois 60462, 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 6 in Block 1 in Baird and Rowland's Subdivision of Blocks 1 to 8, both inclusive of Calumet and Chicago Canal and Dock Company's Subdivision of the West Third of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 2 all that part of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 2, lying East of the I.C.R.R., all that part of the Northwest 1/4 of the Southwest 1/4 of Section 2, lying East of the I.C.R.R., the West Third of the North 1/2 and the West 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 2, all in Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.  
Permanent Index Number(s): 25-02-114-019-0000  
Commonly Known As: 913 East 90<sup>th</sup> Street, Chicago IL 60619

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	JUL. 28. 06	# 0000006530	REAL ESTATE TRANSFER TAX	0001100	FP 103042
	REVENUE STAMP					
STATE TAX	STATE OF ILLINOIS	JUL. 28. 06	# 0000097595	REAL ESTATE TRANSFER TAX	0002200	FP 326669
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE					

LASALLE TITLE  
FILE # 173133

1481

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. 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 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.

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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 24<sup>th</sup> of July, 2006.

## CHICAGO LAND SALES COMPANY

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
457050 \$165.00  
07/28/2006 10:41 Batch 11893 36

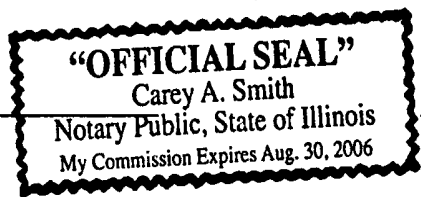


*Timothy T. Balin*  
\_\_\_\_\_  
President  
*Timothy T. Balin*  
\_\_\_\_\_  
attest. Secretary

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 July 24, 2006.



Commission Expires \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Mail To: David Vlcek  
9944 South Roberts Road  
Palos Hills IL 60465  
Phone#708-233-0500

Send subsequent tax bills to:  
Nationwide Real Estate  
9935 South 76th Avenue  
Unit A  
Bridgeview, IL 60455