

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 6th 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 Peter Drossos & Bill Eliopoulos, as tenants in common, 1103 South Robert Drive, Mt. Prospect Illinois 60056, 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 1 in James H. Hill's Subdivision of part of Lot 37 in School Trustees Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Permanent Index Number(s): 20-16-315-017-0000
Commonly Known As: 709 West 61st Street, 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. 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.



Doc#: 0621226129 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2006 12:09 PM Pg: 1 of 2

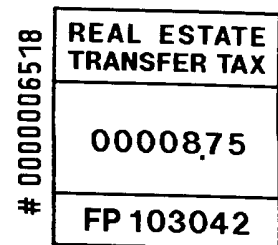
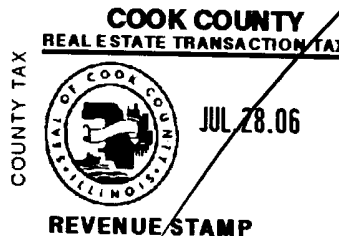
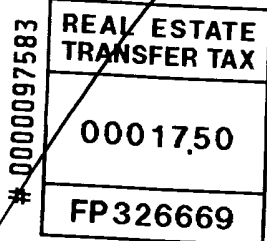
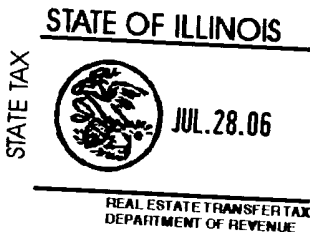
City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$131.25

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07/28/2006 09:45 Batch 11893 11

LASALLE TITLE
FILE # LT 3118



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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 6th of July, 2006.

CHICAGO LAND SALES COMPANY

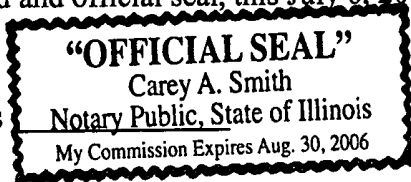
By Timothy T. Balin President
 Attest: Timothy T. Balin Secretary

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 July 6, 2006.

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: Peter Drassos Peter Drassos
1103 S. Robert 1103 S. Robert
Mant Prospect, IL 60056 Mant Prospect IL 60056