

This instrument prepared by:

Gregg A. Garofalo, Esq.
GREGG A. GAROFALO, P.C.
150 N. Wacker Drive, Suite 2020
Chicago, Illinois 60606

After Recording mail to:

FRANK C. BERRY
P.O. Box 2103
MATTESON, IL
60443



Send subsequent tax bills to:

Doc#: 0635340043 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2006 12:48 PM Pg: 1 of 3

FRANK C. BERRY
P.O. Box 2103
MATTESON, IL
60443

1063
593645

SPECIAL WARRANTY DEED

This Indenture, made this 8th day of December, 2006, between **SJG PROPERTIES, INC.**, an Illinois corporation 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 **FRANK BERRY**, of 8022 S. Morgan, Chicago, Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) 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 authority of the President of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A"
ATTACHED HERETO AND MADE PART HEREOF

Permanent Real Estate Index Number(s): 29-31-402-071-0000

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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, their 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 FOREVER DEFEND, Subject to: (a) Covenants, conditions and restrictions of record; (b) private, public and utility easements, if any; (c) special taxes or assessments for improvements not yet completed; (d) any unconfirmed special tax or assessment; (e) general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years of 2004 and 2005.

BOX 15

TICOR TITLE

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused it corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

SJG PROPERTIES, INC.

By: *Stacey J. Garofalo*
Stacey J. Garofalo
Its: President

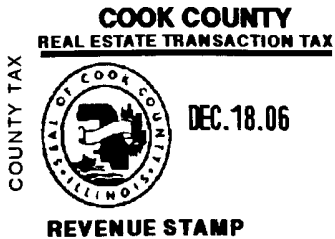
State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stacey J. Garofalo, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 8 day of DECEMBER, 2006.

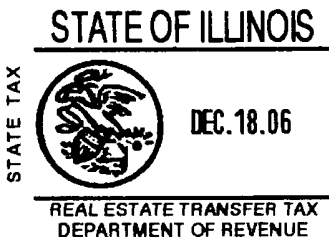
David Neberieza
Notary Public

Commission expires: 11/15/08

DAVID NEBERIEZA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 15, 2008



# 0000037252	REAL ESTATE TRANSFER TAX
	00230.00
	FP326707



# 0000037384	REAL ESTATE TRANSFER TAX
	00460.00
	FP 102809

UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000593645 CH

STREET ADDRESS: 17940 HIGHLAND AVENUE

CITY: HOMEWOOD

COUNTY: COOK COUNTY

TAX NUMBER: 29-31-402-071-0000

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 58 (EXCEPTING THEREFROM THE EAST 30 FEET THEREOF) IN ROBERTSON AND YOUNG'S SECOND ADDITION TO HOMEWOOD, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office