

SPECIAL WARRANTY DEED



Doc#: 0702626032 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2007 10:12 AM Pg: 1 of 3

THIS AGREEMENT made this 4th day of January, 2007, between CITYWIDE LAND, L.L.C., a Limited Liability Company 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 Masary Construction LLC, 1145 KILLARNEY DYER, IN. 46311, 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 40 AND THE NORTH 1 FOOT OF THE WEST 90 FEET OF LOT 39 IN BLOCK 25 IN CORNELL IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

**Permanent Index Number(s): 20-26-116-039-0000
Commonly Known As: 7309 S. MARYLAND AVE. CHICAGO, ILLINOIS 60619**

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.

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 party of the first part has caused its corporate seal to be hereunto affixed,

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City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
489284 \$210.00
01/25/2007 11:17 Batch 07253 46



STATE TAX

STATE OF ILLINOIS




JAN.25.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0002800
000007802 FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN.25.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0001400
0000018016 FP 103042

