38/04-CC-LT-PEFFICIAL COPY

SPECIAL WARRANTY DEED

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 at d 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:



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

LOT 40 AND THE NORTH 1 FCOT 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 MERIT; AN 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 empyment of the Property for single family residence purposes.

Together with all and singular the hereditaments and appurtenances thereunto bolonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, tents, 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,

5

0702626032D Page: 2 of 3

Clert's Office

UNOFFICIAL COPY

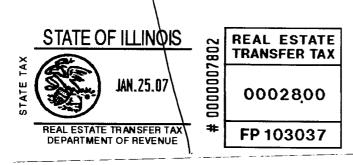
City of Chicago

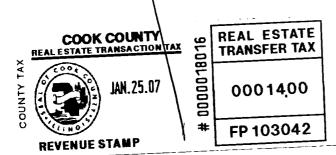
Pept. of Revenue

Transfer Stamp

489284

01/25/2007 11:17 Batch 07253 46





0702626032D Page: 3 of 3

UNOFFICIAL COPY

and has caused its name to be signed to these presents by its VICE PRESIDENT, and attested by its ASSISTANT SECRETARY this 4th of January 2007.

CITYWIDE LAND, L.L.C.

	BY: PACIFIC FINANCIAL GROUP, INC. ITS: MANAGER By
	NIKIA MCCOY
0	VICE PRESIDENT
DO A	Attest herisa Thomas
	DENISE THOMAS
0.0	ASSISTANT SECRETARY
)) ss	
)	/

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NIKIA MCCOY, personally known to me to be the VICE PRESIDENT of the PACIFIC FINANCIAL GROUP, INC., an Illinois Corporation, and DENISE THOMAS, personally known to me to be ASSISTANT SECRETARY of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that such vice President and Assistant Secretary signed and delivered the said instrument, pursuant to authority given by the by laws of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this January 4, 2007.

3/28/2010

This instrument was prepared by

Mail To:

State of Illinois

County of Cook

Send subsequent tax bills to:

"OFFICIAL SEAL"

N JRENAT. SULLIVAN Notary Purite, State of Illinois