

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0703909078 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2007 03:47 PM Pg: 1 of 2

THIS AGREEMENT made this 8th day of February, 2007, 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 Barry W. Koller, sole Trustee, or his successors in Trust under the Barry W. Koller living trust, D.T.D. 7-31-96, 1219 Oakwood Lane, Glenview Illinois 60025, 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:

The East 1/2 of Lot 49 and Lot 50 (except the East 1 foot) in Block 4 in Walter H. Field's Addition to Pullman, being a Subdivision of Blocks 3, 4, 5, and 6 in Allen's Subdivision of the West 49 acres of the East 1/2 of the Southeast 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

LASALLE
FILE # 3751

Permanent Index Number(s): 25-21-418-037-0000
Commonly Known As: 138 West 118th Street, Chicago IL 60628

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.

STATE OF ILLINOIS	
	FEB.-8.07
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

# 0000008260	REAL ESTATE TRANSFER TAX
	0001050
	FP 103037

COOK COUNTY REAL ESTATE TRANSACTION TAX	
	FEB.-8.07
REVENUE STAMP	

# 0000018809	REAL ESTATE TRANSFER TAX
	0000525
	FP 103042

Handwritten signature

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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 8th of February, 2007.

CHICAGO LAND SALES COMPANY

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

State of Illinois)
) ss
 County of Cook)

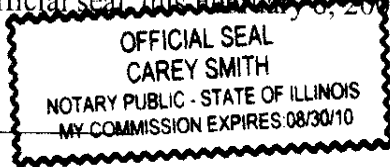
City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 491826 \$78.75
 02/08/2007 14:12 Batch 09392 73



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 February 8, 2007.

Commission Expires _____



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: _____

- _____ - Barry W. Koller
- _____ - 1852 North Milwaukee
- _____ - Chicago IL 60647