

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 7th day of February, 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 Port West Construction, Inc., 13524 West Little Creek Drive, Homer Glen Illinois 60491, 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:



Doc#: 0706531093 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2007 03:25 PM Pg: 1 of 2

Lot 17 & 18 (except the South 5 Feet) in Block 5 in B.F. Jacobs Subdivision of the East 1/2 of the West 1/2 of the Northeast 1/4 Section 30, Township 38 North, Range 14, (Except the South 637 Feet Thereof) East of the Third Principal Meridian, in Cook County, Illinois.

**Permanent Index Number (s): 20-30-219-049-0000
Commonly Known As: 7340 South Wood Street, Chicago IL 60636**

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. 211

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.

LASALLE TITLE
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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its VICE PRESIDENT, and attested by its ASSISTANT SECRETARY this 7th of February, 2007.

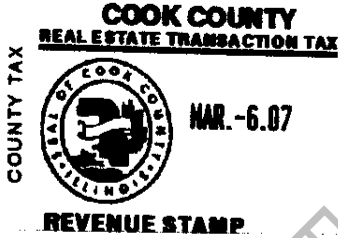
CITYWIDE LAND, L.L.C.

BY: PACIFIC FINANCIAL GROUP, INC.
TS: MANAGER

by *Nikia Mccooy*
NIKIA MCCOY
VICE PRESIDENT

Attest *Denise Thomas*
DENISE THOMAS
ASSISTANT SECRETARY

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
495548 \$176.25
03/06/2007 13:14 Batch 06217 96



0000019960
REAL ESTATE TRANSFER TAX
0001175
FP 103042



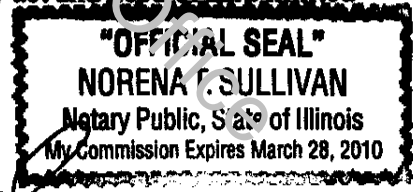
0000006216
REAL ESTATE TRANSFER TAX
0002250
FP 103041

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 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 February 7, 2007.

Commission Expires 3/28/2010



N. Sullivan
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: LEONARD + ASSOC. LEONARD + ASSOC.
17103 OAK PARK AVE 17103 OAK PARK AVE
TINLEY PARK IL 60477 TINLEY PARK IL 60477