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Doc#: 0710211056 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2007 10:36 AM Pg: 1 of 2



Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)

Property of Cook County Clerk's Office

THIS INDENTURE, made this 7 day of March, 2007, between CHARTER ONE BANK, a corporation created and existing under and by virtue of the laws of the State of IL, party of the first part, and ARMANDO GUZMAN, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 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 Board of Directors 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:

LOT 23 IN BLOCK 8 IN STORKES SUBDIVISION OF AULURN IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

CHICAGO AMERICAN TITLE order # 1546726

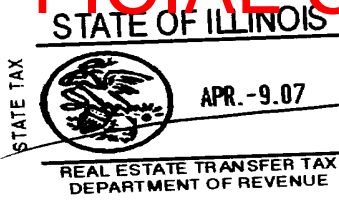
Permanent Real Estate Index Number(s): 20-28-317-008-0000 Vol. 0433
Address(es) of Real Estate: 7729 SOUTH LOWE, CHICAGO, IL 60620

Together with all the singular and 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 said party of the second part, their 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 the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

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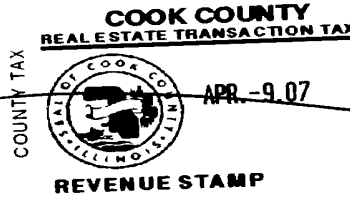
REAL ESTATE TRANSFER TAX
0007500
FP 103027

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 and attested the day and year first above written.

CHARTER ONE BANK

By: Michael J. Emerling
 Michael J. Emerling
 A.V.P.

Attest: Diane R. Long
 Diane R. Long
 A.V.P.



REAL ESTATE TRANSFER TAX
0003750
FP 103028

STATE OF ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Michael J. Emerling personally known to me to be the A.V.P. of CHARTER ONE BANK, and Diane R. Long personally known to me to be the A.V.P. of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

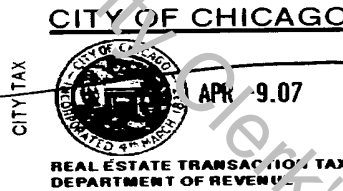
Given under my hand and official seal, this 7th day of March, 2007.

Michael S. Fisher (Notary Public)

Prepared By: Michael S. Fisher
 180 North LaSalle
 Suite 2316
 Chicago, Illinois 60601

Mail To:
 ARMANDO GUZMAN
 7729 SOUTH LOWE
 CHICAGO, IL 60620

Name & Address of Taxpayer:
 ARMANDO GUZMAN
 7729 SOUTH LOWE 2417 W. Polk
 CHICAGO, IL 60620-60612



REAL ESTATE TRANSFER TAX
0056250
FP 102812



Chicago Title Insurance Company