

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 16th day of April, 2007 between HOME ACQUISITIONS, INC., 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 XEZ, INC. 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, 7303 N. Cicero, Lincolnwood, Illinois 60062, 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 their 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:



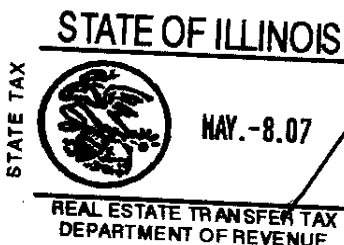
Doc#: 0712839142 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2007 02:37 PM Pg: 1 of 2

LOT 301 IN CENTRE AVENUE ADDITION IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14; EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

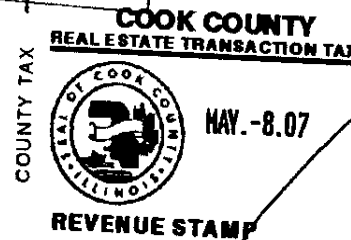
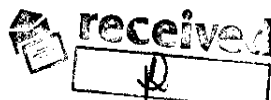
PERMANENT INDEX NUMBERS: 20-17-123-020-000
COMMON STREET ADDRESS: 5749 S. Elizabeth, Chicago, Illinois 60636

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; general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2005.

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 describe with the appurtenances, unto the party of the second part, his heirs and assigns forever.



STATE TAX
000011243
REAL ESTATE TRANSFER TAX
00070.00
FP 103037



COUNTY TAX
0000023718
REAL ESTATE TRANSFER TAX
00035.00
FP 103042

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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, 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 incumbered 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 has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written..

HOME ACQUISITIONS INC.

By *Timothy T. Balin*
 Timothy T. Balin President

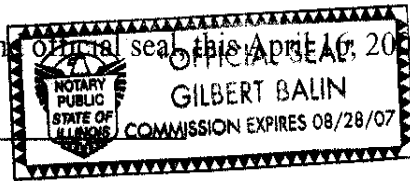
Attest: *Timothy T. Balin*
 Timothy T. Balin Secretary

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 Timothy T. Balin, personally known to me to be the President of HOME ACQUISITIONS, INC., 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 April 16, 2007.

Commission Expires _____



Gilbert Balin
 NOTARY PUBLIC

This instrument was prepared by Jonathon Smith, 100 N. La Salle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: _____

XEZ, INC

City of Chicago



Real Estate

7303 N Cicero

Dept. of Revenue

Transfer Stamp

Lincolnwood, IL 60712

506630

\$525.00

05/08/2007 14:25 Batch 03165 82