

# UNOFFICIAL COPY



0714126205

Special Warranty Deed  
CORPORATION TO  
INDIVIDUAL(S)

ILLINOIS

Doc#: 0714126205 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/21/2007 03:35 PM Pg: 1 of 3

07030029-COOK 1-f2  
EXETER TITLE COMPANY — FILE #  
Phone (312) 641-1244 Fax (312) 641-1241

Above Space for Recorder's Use Only

THIS AGREEMENT between Value Properties, Inc. a corporation created and 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 (*Name and Address of Grantee-s*) Diane Branch and Charles Davis of 4528 N. Magnolia, Chicago, Illinois 60640 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 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 the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part as Tenants in Common and to his/her/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: (*see legal description rider attached as page 3 hereto*).

Together with all and singular the hereditaments and appurtenances thereto 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 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Diane Branch and Charles Davis, his/her/their 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, his/her/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 the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2006 and subsequent years; Covenants, conditions and restrictions of record, if any; all exceptions set forth in March 15, 2007 Real Estate Sales Contract  
Permanent Real Estate Index Number(s): 15-10-210-035-0000  
Address(es) of Real Estate: 6125 22nd, Bellwood, Illinois, 60104

319 (CL)

3/8

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The date of this deed of conveyance is April 30, 2007.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:

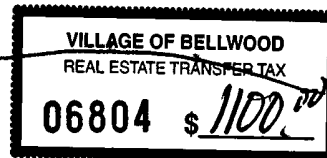
Value Properties, Inc.



By: Alan Washer President

(Impress Corporate Seal Here)

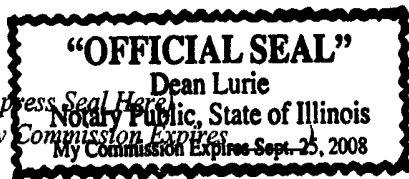
Attest: Secretary



State of Illinois

County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alan Washer personally known to me to be the President of Value Properties, Inc. a Illinois 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 as such President and Secretary, 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 April 30, 2007

  
 Notary Public

 This instrument was prepared by:  
 Dean Lurie

 221 N. LaSalle Street, 32nd Floor  
 Chicago, IL, 60601

 Send subsequent tax bills to:  
 Diane Branch  
 6125 22nd  
 Bellwood, Illinois, 60104

 Recorder-mail recorded document to:  
 Anthony Trotto

 138 W Irving Park Road  
 Wood Dale, Illinois, 60191

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LEGAL DESCRIPTION RIDER

For the premises commonly known as 6125 22nd, Bellwood, Illinois 60104

Permanent Index Number(s): 15-10-~~510~~-035-0000

319

THE SOUTH 40 FEET OF THE NORTH 80 FEET OF LOT 2 IN BLOCK 16 IN WILLIAM B. WALRATH'S SUBDIVISION OF THE WEST 17 CHAINS AND TWO LINKS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**



MAY 21.07

**REVENUE STAMP**

# 0000024419

**REAL ESTATE  
TRANSFER TAX**

0011000

**FP 103042**

STATE TAX

**STATE OF ILLINOIS**



MAY 21.07

**REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE**

# 0000012112

**REAL ESTATE  
TRANSFER TAX**

0022000

**FP 103037**