



Chicago Title Insurance Company

SPECIAL WARRANTY DEED

Ticor Title Insurance



Doc#: 0717316088 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/22/2007 02:12 PM Pg: 1 of 3

5 76628

TICOR

THIS INDENTURE, made this 15th day of June, 2007 between S.T.E.P.A., 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 Doherty Builders, 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

2/08

(GRANTEE'S ADDRESS) 9830 South Lawndale, Evergreen Park, Illinois 60805

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:

LOTS 21 AND 22 IN BLOCK 1 IN THE RESUBDIVISION OF THE WEST 1/2 OF BLOCKS 8 AND 11 AND ALL OF BLOCKS 9 AND 10 (EXCEPT LOTS 19, 22 AND 23 IN BLOCK 10) IN PLACERDALE, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006

Permanent Real Estate Index Number(s):

25-20-417-039-0000, 25-20-417-040-0000

Address(es) of Real Estate: 11750-11752 South Peoria Street, Chicago, Illinois 60643-5228

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 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, **WILL WARRANT AND FOREVER DEFEND.**

Q

# UNOFFICIAL COPY

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 President, and attested by its Secretary, the day and year first above written.

S.T.E.P.A., Inc.

By Suzie Baba Wilson, Pres.  
Suzie Baba Wilson  
President

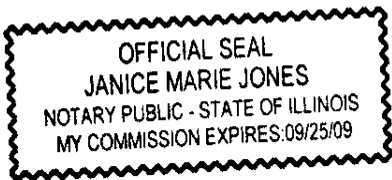
Attest Michael J. Wilson  
Michael J. Wilson  
Secretary

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Suzie Baba Wilson personally known to me to be the President of the S.T.E.P.A., Inc. and Michael J. Wilson personally known to me to be the Secretary, 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 Suzie Baba Wilson and President 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 15<sup>th</sup> day of June, 2007

Janice M. Jones (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: June 19, 2007

John N. Farrell  
Signature of Buyer, Seller or Representative

**Prepared By:** Michael J. Wilson  
100 North LaSalle Street, Suite 2020  
Chicago, Illinois 60602

**Mail To:**  
Doheny Builders, Inc  
9830 South Lawndale  
Evergreen Park, Illinois 60805

**Name & Address of Taxpayer:**  
Doheny Builders, Inc  
9830 South Lawndale  
Evergreen Park, Illinois 60805

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/15/07

Signature *[Handwritten Signature]*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_  
THIS 19<sup>th</sup> DAY OF June,  
2008.



NOTARY PUBLIC *Janice M. Jones*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 6/19/07

Signature *John N. Jewell*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_  
THIS 19 DAY OF June,  
2007.

NOTARY PUBLIC *[Handwritten Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]