

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0719911147 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2007 02:50 PM Pg: 1 of 2

THIS INDENTURE, made this 29th day of JUN, 2007, between B G INVESTMENTS 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 ~~James and Ellen Mahon, Husband and Wife~~, whose address is 4433 N. Nagle Avenue, Harwood Heights, Illinois 60706 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 party of the second part, not as Tenants in Common but in Joint Tenancy, 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:

~~ELLEN J MAHON, JAMES D MAHON, ROBERT C MAHON, JOHN J MAHON, AND PATRICIA A MAHON IN JOINT TENANCY, WITH SURVIVORS IN COMMON~~
Lot 32 in Block 2 in Volk Bros Montrose Ridge, being a Subdivision of the Northeast 1/4 South of the Indian Boundary Line of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversionary interest, claim or demand whatsoever, of the party of the first part, either in fee simple or otherwise, in and to the above described premises, with the hereditaments and appurtenances thereto in anywise appertaining, AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, 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, 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 DEFEND, subject to: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 13-18-408-010-0000
Address(es) of real estate: 4427 N. Nagle Avenue, Harwood Heights, Illinois 60706

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto 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.

B G INVESTMENTS INC., a corporation,

By: Bonnie J. Gray
Bonnie J. Gray President

Attest: Margery E. Baum
Margery E. Baum, Secretary

This instrument prepared by: David R. Gray, Jr., Esq., 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

FIRST AMERICAN TITLE order # 1645270
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