

UNOFFICIAL COPY

4372741(1/5)

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

GIT (8-14)

THIS AGREEMENT, made this 3rd day of July 2007, between P.N.S. ENTERPRIZES, INC., an 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, a party of the first part, and **GREGORY PERDOMO**

_____, of _____, Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged 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, 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:

(LEGAL DESCRIPTION ATTACHED - EXHIBIT A)

Permanent Real Estate Number(s): 16-13-301-019-0000 and 16-13-301-046-0000
Address(es) of real estate: 3048 West Flournoy, Chicago, Illinois 60623

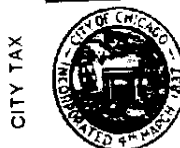
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their 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 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:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record including but not limited to the Declaration of Covenants, Conditions, Restrictions;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) intentionally deleted;
- (viii) the Municipal Code of the City of Chicago;
- (ix) public and utility easements of record;
- (x) private easements of record;
- (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property;
- (xii) liens and matters of title over which the title insurance company is willing to insure without cost to grantee; and
- (xv) acts done or suffered by grantee.



Doc#: 0722947057 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2007 09:29 AM Pg: 1 of 3

CITY OF CHICAGO



AUG. 15. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000002778

REAL ESTATE TRANSFER TAX
0428625
FP 103018

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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.

P.N.S. ENTERPRIZES, INC.

By: [Signature]
Seamus Flanagan, President

Attest: [Signature]
Pete Vitogiannis, Secretary

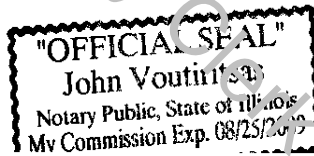
STATE OF ILLINOIS)
) ss.
COUNTY of COOK)

I, John Voutiritsas a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SEAMUS FLANAGAN personally known to me to be the President of P.N.S. ENTERPRIZES, INC. an Illinois corporation, and PETE VITOGIANNIS, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are 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, this 3rd day of July, 2007.

[Signature]
Notary Public

Commission expires _____



Prepared By:

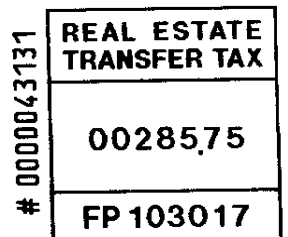
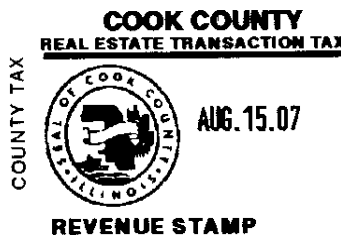
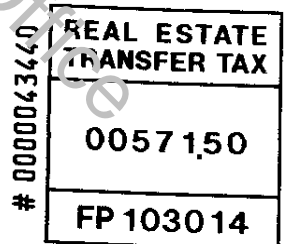
John J. Voutiritsas
1300 Jefferson, Suite 303
Des Plaines, IL 60016

Send subsequent tax bills to:

Gregory Perdomo
4901 Butterfield #100
Downers Grove, IL 60515

MAIL TO:

Elizabeth Sewnik
1000 Jorie Blvd Ste 36
Oak Brook, IL 60523



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ORDER NO.: 1301 - 004372741
ESCROW NO.: 1301 - 004372741

1

STREET ADDRESS: 3048 WEST FLOURNOY STREET
CITY: CHICAGO ZIP CODE:
TAX NUMBER: 16-13-301-019-0000

COUNTY: COOK

16-13-301-046

Property of Cook County Clerk's Office
Exhibit "A"

LEGAL DESCRIPTION:

LOT 29 IN BLOCK 2 IN FRAZER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.