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0723634011D

Special Warranty Deed

Doc#: 0723634011 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2007 08:24 AM Pg: 1 of 3

After recording mail to:

Beverly Powell Law Office of Joan Key
731 E. 89th Street 79 W. Monroe St 9th
Chicago, IL 60616 Chicago IL 60603

Mail subsequent tax bills to:

Beverly Powell
731 E. 89th Street
Chicago, IL 60616

A07-1054H

This indenture, made this 14th day of August, 2007, between **M & A Builders, Inc., an Illinois corporation**, party of the first part, and Beverly Powell, 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 (\$10.00) and other good and 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

- a) individually
- b) as joint tenants, not tenants in common
- c) husband and wife, as tenants by the entirety, not joint tenants not tenants in common
- d) as tenants in common, not as joint tenants

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 know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN: 25-03-219-011-0000

Common Address: 731 E. 89th Street, Chicago, IL 60616

Together with all and singular the 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 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 premise as above described, with the appurtenances, unto the party of the second part her heirs and assigns forever.

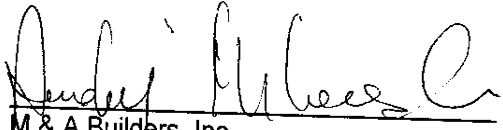
This property is not a subject the Homestead Exemption Laws of the State of Illinois.

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: (a) Real estate taxes and special assessments not due and payable at the time of closing; (b) Applicable zoning and building laws and ordinances and other ordinances of record; (c) Existing easements; (d) Covenants, restrictions, agreements, conditions, building lines and other matters of record; (e) Governmental taxes or

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assessments for improvements not yet completed; (f) Acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part.

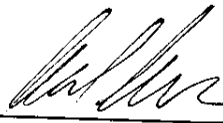
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

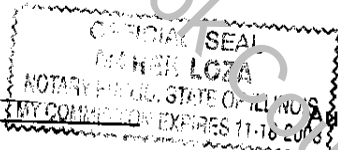

M & A Builders, Inc.
By Andrzej Milanowski, President

August 14, 2007.

State of Illinois)
County of Cook)

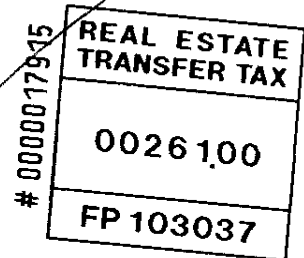
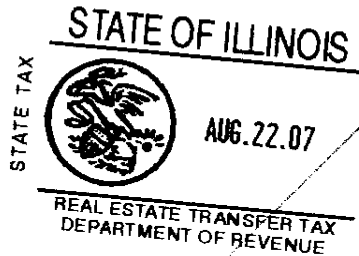
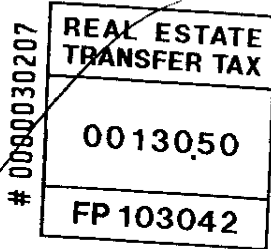
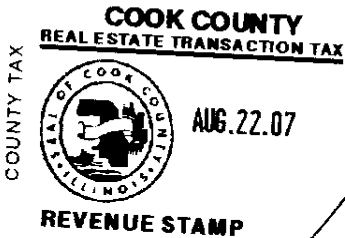
I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrzej Milanowski, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for uses and purpose therein set forth.


Notary Public



Document Prepared by: Loza Law Offices P.C., 2500 E. Devon Avenue Suite 200, Des Plaines, IL 60018.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
526592 \$1,957.50
08/22/2007 09:47 Batch 07288 67



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THE EAST 12 FEET OF LOT 12 AND ALL OF LOT 13 IN BLOCK 19 IN DAUPHIN PARK ADDITION, A
SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-03-219-010-0000 and 25-03-219-011-0000

Property of Cook County Clerk's Office

Alliance Title Corporation
5523 N. Cumberland Ave., Ste. 1211
Chicago, IL 60656
(773) 556-2222