UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 3rd day of August. 2007, between CHICAGO LAND SALES COMPANY, an Illinois Corporation 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 Port West Construction, Inc., 13524 Little Creek Drive, Homer Glen Illinois 60491, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of **DOLLARS** AND OTHER **VALUABLE** CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does RF? 41'SE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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:



Doc#: 0727818106 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 10/05/2007 04:28 PM Pg: 1 of 2

Lots 1 and 2 in Spinney and Flavin's Subdivision of Block 40 of School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-406-024-0000 Commonly Known As: 10730 South State Street, Chicago, IL 60628

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; social taxes or assessments for improvements not yet completed; installments not due at the date horself of any special tax or assessment for improvements heretofore completed. Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect Buyer's use and enjoy nent of the Property for single family residence purposes.

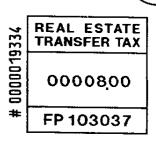
Together with all and singular the hereditaments and appurtenances thereunto be lenging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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 above described with the appurtenances, unto the party of the second part, its heirs and assigns forever.



REVENUE STAMP







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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, its 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 3rd of August, 2007.

•	
	CHICAGO LAND SALES COMPANY
By President	
	President President
	City of Chicago Real Estate
State of Illinois	Dept. of Revenue Transfer Stamp
County of Cook) ss 532 \$60.00) 10/05/2007 10:48 Batch 97218 18
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy T. Balin, personally known to me to be the President of CHICAGO LAND SALES COMPANY, an Illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said 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 such President and Secretary, signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 August 3, 2007.	
Commission Expire	MY COMMISSION EXPIRES:08/30/10 NOTARY PUBLIC
This instrument was 60602.	s prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL Send subsequent tax bills to:
Mail To: 11/2	MAS LEDMAND PLRT WEST CONSTRUCTION 03 OAN PARK AVE 13524 LITTLE CREEN DRIVE NICY PARK IN 60477 HOMEN GLEN IN 66491