

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



0730440095

Doc#: 0730440095 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2007 12:52 PM Pg: 1 of 2

THIS INDENTURE, made this 11th day of October, 2007 between AZRAN FORECLOSURE, LLC, 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 THE MORGAN GROUP II party of the second part (GRANTEE'S ADDRESS) 5636 S JUSTINE ST, CHICAGO, Illinois 60636

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:

THE SOUTH 6 INCHES OF LOT 7 AND THE NORTH 1/2 OF LOT 8 IN BLOCK 12 IN SNOWDEN'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: General Real Estate taxes; for 2006 and subsequent years not due and payable at the time of closing; Covenants, conditions and restrictions of record; building lines and easement, zoning restrictions and requirements; existing leases and tenancies and occupancies; any and all building code violations and build court litigation; and all matters of record or not of record encumbering the Property.

Permanent Real Estate Index Number(s): 20-17-108-036-0000

Address(es) of Real Estate: 5636 SOUTH JUSTINE STREET, CHICAGO, Illinois 60636

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.**

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2K9
BOX 15

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

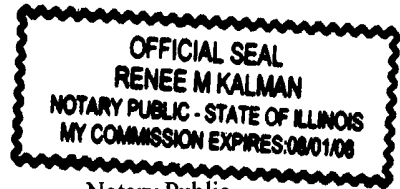
AZRAN FORECLOSURE, LLC

BY: _____

STATE OF ILLINOIS COUNTY OF COOK ss

The undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the signed 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 they signed and delivered the said instrument 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 notarial seal this 11 day of OCTOBER, 2007



Notary Public

Prepared By: Renee Meltzer Kalman
20 N. Clark St. Suite 2450
Chicago, Illinois 60602

Mail To:
THE MORGAN GROUP II
5636 S JUSTINE ST
CHICAGO, Illinois 60636

Name & Address of Taxpayer:
THE MORGAN GROUP II
5636 SOUTH JUSTINE STREET
CHICAGO, Illinois 60636

CITY OF CHICAGO

CITY TAX



OCT. 31. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005973

REAL ESTATE
TRANSFER TAX

00667.50

FP 102803

~~STATE OF ILLINOIS~~

~~STATE TAX~~



~~OCT. 31. 07~~

~~REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE~~

~~# 000040956~~

~~REAL ESTATE
TRANSFER TAX~~

~~00089.00~~

~~FP 102809~~

~~COOK COUNTY
REAL ESTATE TRANSACTION TAX~~

~~COUNTY TAX~~



~~OCT. 31. 07~~

~~REVENUE STAMP~~

~~# 000040807~~

~~REAL ESTATE
TRANSFER TAX~~

~~00044.50~~

~~FP 326707~~