

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Corporation to Individual)



08058260180

Doc#: 0805826018 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/27/2008 10:08 AM Pg: 1 of 3

THIS INDENTURE, made this 7th day of February, 2008, between NDP PROPERTIES, INC., a corporation duly authorized to transact business in the State of Illinois, party of the first part, and PEDRO FLORES, of 10059 LANCASTER, MOKENA, Illinois 60448, party of the second part.

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:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 26-08-332-003-0000/
Address(es) of Real Estate: 10507 AVENUE H, CHICAGO, Illinois 60617

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, it **WILL WARRANT AND FOREVER DEFEND**.

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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 _____, the day and year first above written.

NDP PROPERTIES, INC.

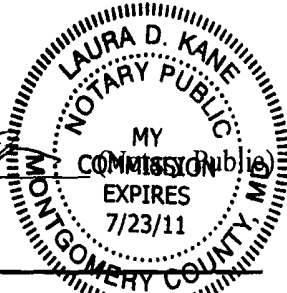
By [Signature]
William Guessford
Vice President

STATE OF Maryland, COUNTY OF Montgomery ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed personally known to me to be the Vice President of NDP PROPERTIES, INC. and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he 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 the 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 7th day of February, 2008.

[Signature]




Prepared By: Renee Kalman
20 N. Clark Street, Ste. 2450
Chicago, Illinois 60602

Mail To:
PEDRO FLORES
10059 LANCASTER
MOKENA, Illinois 60448

CITY OF CHICAGO

CITY TAX



FEB. 25. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000016703

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00543.75 |
| FP 102812 |

Name & Address of Taxpayer:
PEDRO FLORES
~~10507 AVENUE H~~
~~CHICAGO, Illinois 60617~~
10059 LANCASTER
MOKENA, IL 60448

STATE OF ILLINOIS

STATE TAX



FEB. 25. 08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000051075

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00072.50 |
| FP 103027 |

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB. 25. 08

REVENUE STAMP

0000051274

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00036.25 |
| FP 103028 |

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 46 IN BLOCK 38 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 26-08-332-003-0000 Vol. 0299

Property Address: 10507 South Avenue H, Chicago, Illinois 60617

Property of Cook County Clerk's Office