

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT made this 13th day of February, 2009, 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 Victoria Future, LLC, ~~\*4413 West 53<sup>rd</sup> Street Apt 3 Chicago, IL 60632~~, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN 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 REMISE, 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:

\* 9711 S. Tully, Oak Lawn, IL 60453 ✓

The North 1/2 of Lot 9 in Block 5 in Beck's Subdivision of the Southeast 1/4 of the Southwest 1/4 of Section 21 Township 38 North, Range 14 East of Third Principal Meridian, in Cook County, Illinois. ✓

Permanent Index Number(s): 20-21-325-011-0000 ✓  
Commonly Known As: 7040 South Parnell Avenue Chicago, IL 60621

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.

Together with all and singular the hereditaments and appurtenances thereto belonging, 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.

REG 56080

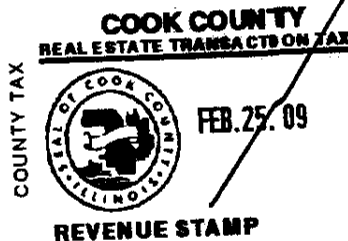


Doc#: 0905631130 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2009 04:10 PM Pg: 1 of 2

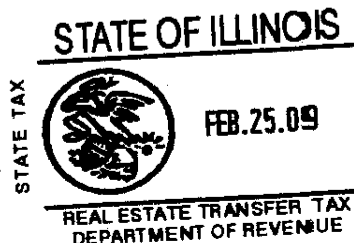
City of Chicago  
Dept. of Revenue  
573518  
02/25/2009 13:03 Batch 32675 52



Real Estate  
Transfer Stamp  
\$78.75



REAL ESTATE TRANSFER TAX
0000375
# 0000052519
FP 103042



REAL ESTATE TRANSFER TAX
0000750
# 0000040237
FP 103037

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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 13th of February, 2009.

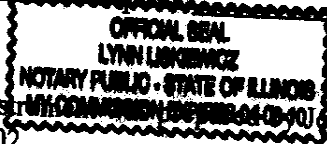
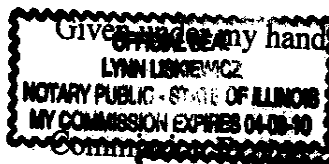
## CHICAGO LAND SALES COMPANY

By: [Signature]  
President

Attest: [Signature]  
Secretary

State of Illinois )  
                          ) ss  
County of Cook   )

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.



[Signature]  
NOTARY PUBLIC

This instrument was prepared by Nathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Mail To: Lawrence Lusk  
217 N. Jefferson 1<sup>st</sup> Fl.  
Chicago, IL 60661

Send subsequent tax bills to:  
Victoria Future, LLC  
9711 S. Tully  
Oak Lawn, IL 60453