

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 23rd day of January, 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 Maria Augustus of 4250 North Marine Drive Apt 303 Chicago, IL 60613, 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:



Doc#: 0905631134 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/25/2009 04:15 PM Pg: 1 of 2

Lot 18 in Block 11 in John Culey's Third Addition to Chicago, a Resubdivision of Blocks 28 to 33 in Hawthorne Subdivision of the Southeast 1/4 of Section 28, Township 39 North, Range 13, and in the Northeast 1/4 of Section 33, Township 39 North, Range 13, East of Third Principal Meridian, in Cook County, Illinois.

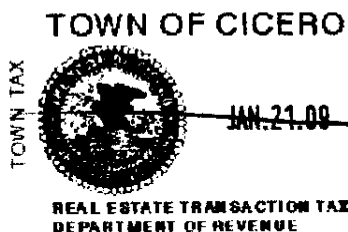
Permanent Index Number(s): 16-33-210-015-0700

Commonly Known As: 5124 West 32nd Place Cicero, IL 60804

REG 56004 Im 1 1071

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 thereunto 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.



JAN 21 09

0000001617

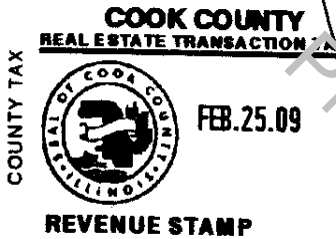
REAL ESTATE TRANSFER TAX
00105.00
FP351021

(Handwritten mark)

UNOFFICIAL COPY

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 23rd of January, 2009.



REAL ESTATE TRANSFER TAX
0000525
FP 103042

CHICAGO LAND SALES COMPANY

Timothy T. Balin

 President

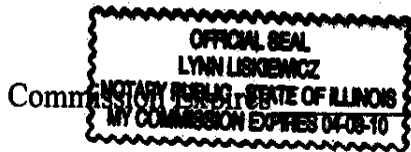
Timothy T. Balin

 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.

Given under my hand and official seal, this January 23, 2009.



Lynn Liskencz

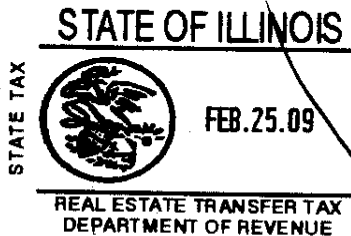
 NOTARY PUBLIC

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

Mail To: 4729 N. MAPLEWOOD
CHICAGO IL 60625
CHRISTINE CONWAY

Send subsequent tax bills to:

MARIA ANGUSTAS



REAL ESTATE TRANSFER TAX
0001050
FP 103037

DATE 4250 N. Marine Dr. #303
5 Chicago IL 60613