**UNOFFICIAL COP** 

PREPARED BY:

Codilis & Associates, P.C. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Valentine and Associates 3443 W. Division Chicago, IL 60651

MAIL RECORDED DEED TO: Fernando Miguel Vian 2823 N. Milwaukee Avenue Chicago, IL 60618-7403

Doc#: 0911929055 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/29/2009 02:33 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOP, Hymesales, Inc. a corporation organized and existing under the laws of the State of for and in consideration of Ton Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Valentine and Associates, of 3443 W. Division St. Chicago, IL 60651-, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 IN BLOCK 4 IN TABOR, A SUBDIVISION OF 3LOCKS 5,6,9,10,11, AND 12 IN THE SUBDIVISION BY L.C. PAINE FREER, AS RECEIVER, OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-22-216-004 1417 S. Kostner Ave., Chicago, IL 60623

JUNIT CIE GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it is not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities, dainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Day of Maich 20 0 9

## Special Warranty Deed - Cantinue OFFICIAL COPY

Homesales, Inc. STATE OF Norma J. Dudgeon, AVP COUNTY OF I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Homesales, Inc., by Norma I. Du Keen AVP , personally known to me to be the same person(s) whose name(s) is/are subscribed to the following instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said incurrent, as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal, this 30 Day of March Notary Public My commission expires: ( ) 2( Exempt under the provisions of Section 4, of the Real Estate Transfer Act City of Chicago Real Estate Dept. of Revenue ansfer Stamp 577740 \$105.00 04/29/2009 12:14 Batch 03105 COOK COUNTY STATE OF ILLINOIS REAL ESTATE REAL ESTATE TRANSFER TAX TRANSFER TAX COUNTY TAX APR.29.09 APR.29.09 0000500 0001000 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE FP 103042 FP 103037