

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)



Doc#: 0916608000 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/15/2009 07:28 AM Pg: 1 of 5

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**ABOVE SPACE FOR RECORDER'S USE ONLY**

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\$5

THIS AGREEMENT, made this 9<sup>th</sup> day of March, 2009, between Solid Found Construction, Inc., 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, a party of the first part, and Aaron Foster, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and No/100 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 party of the second part, and to her 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:

See schedule "A" Attached

Property Address: 7046 S. Aberdeen St., Chicago, IL 60621

PIN: 20-20-425-023-0000

# 0707-12340  
**ABLE TITLE**

Together with all and singular the 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 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, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant,

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promise and agree, to and with the party of the second part, \_\_\_\_\_ 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 the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

Jahari Houston  
Solid Found Construction, Inc.

By Jahari Houston

President

Attest: Jahari Houston

Secretary

This instrument was prepared by and mail to:

Solid Found Construction, Inc.

7046 S. Aberdeen St., Chicago, IL 60621

Exempt under provisions of Paragraph 2  
Section 4. Real Estate Transfer Act.  
Buyer, Seller or Representative  
Date 3/9 2009

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Solid Found Construction INC

(Name)

1507 E 53rd Chicago

(Address)

Chicago IL 60615

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STATE OF Illinois.

COUNTY of Cook )

I, Mario B. Luna a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jabari Houston

\_\_\_\_\_ personally known to me to be the \_\_\_\_\_

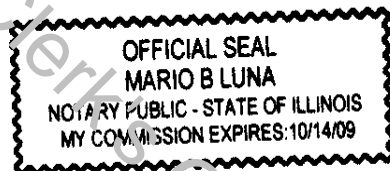
President of Solid Fund Construction, Inc.

a Illinois corporation, and Jabari Houston, personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they 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 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 official seal, this 9th day of March, 2009.

\_\_\_\_\_  
Notary Public

Commission expires \_\_\_\_\_



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Commitment Number: 0902-12340

## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Document is described as follows:

LOT 20 IN BLOCK 14 IN LEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20,  
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS

PIN: 20-20-425-023-0000

CKA: 7046 S. ABERDEEN ST., CHICAGO, ILL 60621

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3/9, 2009

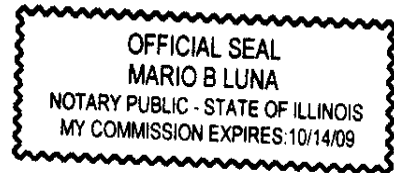
Signature: \_\_\_\_\_

Grantor/Agent

Subscribed and sworn before me

This 9<sup>th</sup> day of March, 2009

Notary Public \_\_\_\_\_



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 3/9, 2009

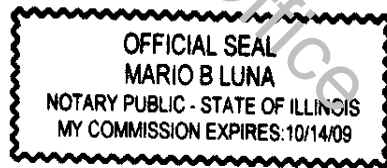
Signature: \_\_\_\_\_

Grantee/Agent

Subscribed and sworn before me

This 9<sup>th</sup> day of March, 2009

Notary Public \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)