

UNOFFICIAL COPY



Doc#: 0932945060 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/25/2009 01:08 PM Pg: 1 of 3

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
HC 2009 10-7222 (10 of 1)

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 12 day of November, 2009, between HOMESALES, INC., duly authorized to transact business in the State of Illinois, party of the first part, and DEANNA AKMAKJIAN, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars 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:

LOT 9 IN KLEIN'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 SECTION 2, THENCE NORTH ALONG THE WEST LINE THEREOF 1814.2 FEET THENCE SOUTH 86 DEGREES 30 MINUTES EAST 390.7 FEET THENCE SOUTH PARALLEL TO SAID WEST LINE 1792.8 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 2, THENCE WEST 390 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Together will 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, promise and agree, to and with the party of the second part, her 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 DEFEND, subject to:

General real estate taxes for 2008 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

JKY

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Permanent Real Estate Number(s): 02-02-400-013-0000

Address(s) of Real Estate: 1763 Hicks Road Palatine, IL 60074

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 ASSISTANT VICE President, and attested by its ASSISTANT Secretary, the day and year first above written.

HOMESALES, INC.

By [Signature] _____
President Perry Pollard
Assistant Vice President

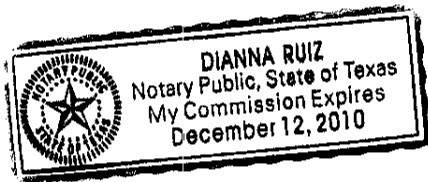
Attest: [Signature] _____
Manal F. Keen
Assistant Secretary

STATE OF Texas)

COUNTY OF Denton)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the _____ President of _____, a(n) _____ corporation, and _____, 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 12 day of November 2009.



[Signature]
Notary Public

Commission expires December 12, 2010

This instrument was prepared by: Attorney Donald C. Marcum
Wheatland Title, 105 W. Veterans Pkwy Yorkville, IL 60560 (630) 892-2323 ext. 234

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Mail to:
 Wheatland Title Guaranty
 105 W. Veterans Pkwy
 Yorkville, IL 60560

Send Subsequent Tax Bills to:
 DEANNA AKMAKJIAN
 4768 RFD
 Long Grove IL 60047

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 25. 09

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0004200
0000061605 FP 103042

STATE OF ILLINOIS



NOV. 25. 09

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0008400
0001020344 FP 103037