

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Corporation to Individual)

This Indenture made this day of 1st
of December, 2009 between

Pebble Creek Realty, Inc.,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Anibal Donis and Luis Ramos,

party of the second part.

(GRANTEE'S ADDRESS): 4854 N. Lowell Av Chicago, IL 60630

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 16-02-316-029-0000

Address of Real Estate: 1038 N. Central Park, Chicago, IL 60651

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND.

PREMIER TITLE



Doc#: 1000449010 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2010 11:25 AM Pg: 1 of 3

City of Chicago
Dept. of Revenue
596231



Real Estate
Transfer
Stamp
\$315.00

12/30/2009 9:01

Batch 542,528

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SPECIAL WARRANTY DEED

The 12/01, 2009

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its _____, the day and year first above written.

T. Glenn Hasenfus
T. Glenn Hasenfus, AWP
Pebble Creek Realty, Inc.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that T. Glenn Hasenfus personally appeared before me and acknowledged himself/herself as the owner of Pebble Creek Realty, Inc. and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her 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 seal this 1st day of Dec, 2009

My commission expires:

Signature:

Michele L. Hicks

MICHELE L. HICKS

NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires May 10, 2012

IMPRESS SEAL HERE

Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: BEATRIZ BETAN COLDT, ESQUIRE 2457 N. MILWAUKEE

Send Tax Bills To: LUIS A. RAMOS 4854 N. LOVELL
CHICAGO, IL 60630

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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EXHIBIT 'A' Legal Description

File Number: 2009-07590-PT

LOT 9 IN BLOCK 8 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1038 N. Central Park, Chicago, IL 60651

PERMANENT INDEX NUMBER: 16-02-316-029-0000

