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SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 1016911144 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/18/2010 03:38 PM Pg: 1 of 3

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1/1
AMERICAN
RESERVE

Above Space for Recorder's use only

THIS AGREEMENT, made this ^{15th} day of June, 2010, between 2052 N. Seminary, Inc., an Illinois corporation, party of the first part, and Owen O'Neill, 6528 N. Fremont #3, Chicago, IL 60657, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 (\$10.00) Dollars 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, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 3 AND THE NORTH 1/2 OF LOT 4 IN SUBDIVISION OF BLOCK 8 IN JAMES MORGAN SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEPHERD'S ADDITION TO CHICAGO, THE PREMISES IN QUESTION ARE SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, its successors 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, its successors 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: Covenants, conditions and restrictions of record which do not prevent the use of the residence and the property as a single family dwelling; public and utility easements; general real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; roads and highways, if any; applicable building and building line restrictions and zoning laws; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; liens and other matters over which the title company is willing to insure without cost to Purchaser.


Permanent Real Estate Number: 14-32-222-019-0000

Address of real estate: 2052 N. Seminary, Chicago, IL 60614


MS

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 JUN. 11. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000007151
 REAL ESTATE
 TRANSFER TAX
 0426150
 FP 103027

COOK COUNTY
 COUNTY TAX

 JUN. 11. 10
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP

0000007159
 REAL ESTATE
 TRANSFER TAX
 0213075
 FP 103028

CITY OF CHICAGO
 CITY TAX

 JUN. 11. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0080070201
 REAL ESTATE
 TRANSFER TAX
 4474575
 FP 102812

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In Witness Whereof, said party of the first part has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

2052 N. SEMINARY, INC.

By: *Dariusz Borysiewicz*
Dariusz Borysiewicz, President

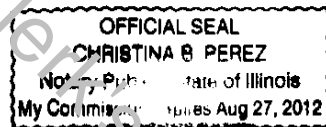
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dariusz Borysiewicz, President of 2052 N. Seminary, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of June, 2010
Commission expires August 27 2012

Christina B. Perez
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

David H. Sachs, Esq.
Aronberg Goldgehn Davis & Garmisa
330 N. Wabash, Suite 1700
Chicago, IL 60611



AFTER RECORDING MAIL TO:

James D. Zazakis, Esq.
4315 N. Lincoln
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Owen O'Neill
2052 N. Seminary
Chicago, IL 60614