

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



THIS INDENTURE, made this 17th day of June, 2010, between ATLANTIC MUNICIPAL CORPORATION, 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, party of the first part, and Baljit K. Singh whose address is 28W425 Kenwood, West Chicago, Illinois 60185 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part,

Doc#: 1017948008 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/28/2010 12:41 PM Pg: 1 of 3

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:

Lots 11, 12 and 13 (except the North 7 feet of Lot 13) in Block 150 in Melrose, a subdivision of part of Sections 3 and 10, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

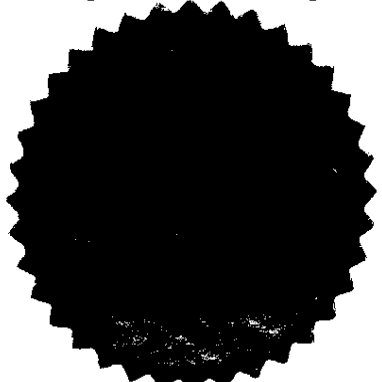
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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, 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: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Numbers: 15-03-324-022-0000 and 15-03-324-023-0000

Address of real estate: An approximate 72' x 125' parcel located at the northwest corner of 24th Avenue and Augusta Street, Melrose Park, Illinois 60160

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



ATLANTIC MUNICIPAL CORPORATION,
a corporation,

By: [Signature]
David R. Gray Jr., Vice President

Attest: [Signature]
Daniel N. Elkin, Secretary

This instrument prepared by: Frank R. Dufkis, Esq., 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

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MAIL TO: Baljit K. Singh
(Name)
28w425 Kenwood
(Address)
West Chicago, IL 60185
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Baljit K. Singh
(Name)
28W425 Kenwood
(Address)
West Chicago, IL 60185
(City, State and Zip)

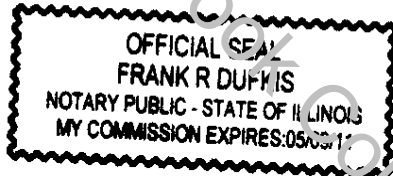
OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David R. Gray, Jr., personally known to me to be the Vice President of ATLANTIC MUNICIPAL CORPORATION, an Illinois corporation, and Daniel N. Elkin, 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 as such Vice 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 17th day of June, 2010.

[Signature]
Notary Public



Box _____
SPECIAL WARRANTY DEED
Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

UNOFFICIAL COPY

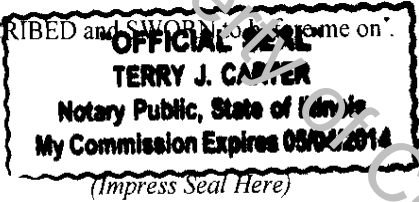
STATEMENT BY GRANTOR AND GRANTEE

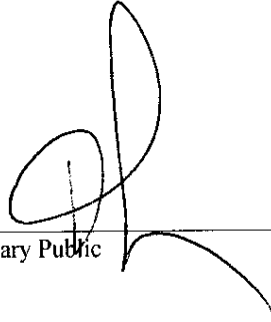
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Date: 11/21/2010

Signature: 
Grantor or Agent

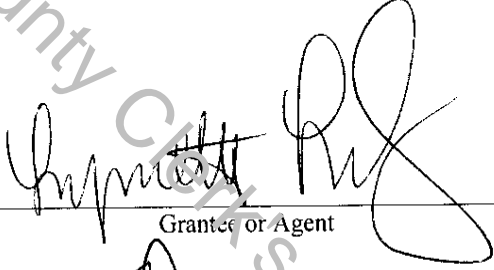
SUBSCRIBED and SWORN to before me on:



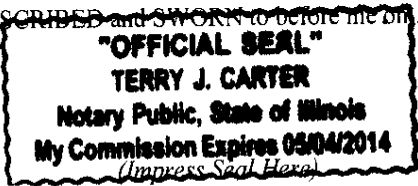

Notary Public

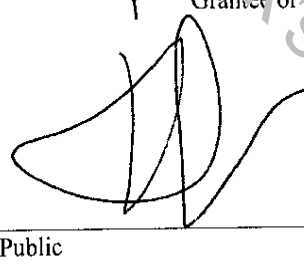
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: 11/21/2010

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me on:




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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT OF TITLE

The undersigned affiant, being first duly sworn, on oath covenants and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds of sale or is the grantor in the deed dated June 17, 2010, 2010 to Baljit K. Singh, grantee, conveying the following described premises:

Lots 11, 12 and 13 (except the North 7 feet of Lot 13) in Block 150 in Melrose, a subdivision of part of Sections 3 and 10, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Since the date of 6/17/10, affiant has not done or suffered to be done anything that could in any way adversely affect the title to premises, and no proceedings have been filed against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument in existence that could result in a judgment against affiant within five days from the date hereof.

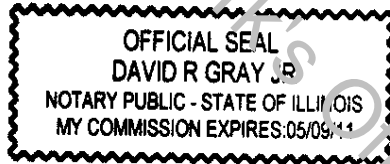
That this instrument is made to induce the said grantee's consummation of the purchase of premises.

ATLANTIC MUNICIPAL CORPORATION,
a corporation

By: [Signature]
Daniel N. Elkin, Secretary

Subscribed and Sworn to
before me this 17th day
of JUNE, 2010.

[Signature]
Notary Public



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CERTIFIED RESOLUTIONS OF
BOARD OF DIRECTORS OF
ATLANTIC MUNICIPAL CORPORATION

I, Daniel N. Elkin, do hereby certify that I am the Secretary of Atlantic Municipal Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois; that I am one of the keepers of the records thereof; that the following is a true and correct copy of Resolutions adopted by unanimous consent of the directors of Atlantic Municipal Corporation in accordance with its By-Laws and the laws of the State of Illinois; and that the said Resolutions have not been rescinded or modified:

RESOLVED that the Vice President and/or Secretary are hereby authorized and directed to execute the following:

Special Warranty Deed conveying title to the real estate commonly known as 1102 N. 24th Avenue, Melrose Park, Illinois to Baljit K. Singh.

BE IT FURTHER RESOLVED that the Vice President and/or Secretary of the Corporation be, and they are hereby, authorized and directed to execute any and all further instruments that may be required to consummate the above referenced real estate transaction.

ATLANTIC MUNICIPAL
CORPORATION, a corporation

By: _____

Daniel N. Elkin, Secretary