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SPECIAL WARRANTY DEED

Doc#: 1022540064 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2010 02:32 PM Pg: 1 of 4

Prepared by:

Completed By: Ginall Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INDENTURE, made on the 16th day of July, 2010, by and between **Homesales Inc.**, hereinafter referred to as grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and Connel Smola and Felicia Smola and Tedi Smola, 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 valuable consideration 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, ALIENATE AND CONVEY unto the party of the second part, Connel Smola and Felicia Smola and Tedi Smola and their assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

UNIT 25 IN 7721-23 NORTH SHERIDAN CONDOMINIUM, AS SET FORTH ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (TAKEN AS A TRACT): NORTHERLY 1/2 OF LOT 39 (EXCEPT THE SOUTHERLY 2 INCHES) AND THE SOUTHERLY 1/2 OF LOT 40 IN LOWENMEYER'S LAKESIDE TERRACE ADDITION TO EVANSTON, A SUBDIVISION OF BLOCK 1 IN DREYER'S LAKE SHORE ADDITION TO SOUTH EVANSTON, A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 23, 1980 AND KNOWN AS TRUST NUMBER 50874 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 22, 1980 AS DOCUMENT 25713984, IN COOK COUNTY, ILLINOIS.

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

*FIRST AMERICAN
File # 2054474
Jall*

Together with all and singular the hereditaments and appurtenances thereto 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, Connel Smola and Felicia Smola and Tedi Smola and their assigns forever, *NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS.*

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, Connel Smola and Felicia Smola and Tedi Smola and their 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 as to matters of title.

Permanent Real Estate Numbers: 11-29-103-026-1004 Vol 505
Address of the Real Estate: 7721 North Sheridan Road

S Y
P 4
G N
SC Y
INT 205

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 AUG. 11. 10

STATE TAX

768000000 #

REAL ESTATE TRANSFER TAX
00088.00
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 AUG. 11. 10

COUNTY TAX

207800000 #

REAL ESTATE TRANSFER TAX
00044.00
FP 103028

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 AUG. 11. 10

CITY TAX

768010000 #

REAL ESTATE TRANSFER TAX
00924.00
FP 102812

Property of Cook County Clerk's Office

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Chicago, IL 60626

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 Authorized Agent, the day and year first above written.

Homesales Inc.

By: Gena Roffer

Its: Asst. Vice President

STATE OF California

San Diego COUNTY

On this date, before me personally appeared Gena Roffer, Asst. Vice President, pursuant to a delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of California aforesaid, this 4 day of June 2010.

C. Sanchez
Notary Public

See Attachement

My term Expires: May 12, 2011

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

JEFF BRAIMAN
4250 N. W. 116th
ARL. HTS., IL 60004

TEDI SMOLA
7721 N. Sheridan Rd #25
Chicago, IL 60626

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ACKNOWLEDGMENT

State of California
County of San Diego

On June 14th, 2010 before me, C. Sanchez, Notary Public
(insert name and title of the officer)

personally appeared Gena Rotter, Asst. Vice President
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *C. Sanchez*

(Seal)

