

# UNOFFICIAL COPY



**SPECIAL WARRANTY DEED**  
(Corporation to Individual)  
(Illinois)

Doc#: 1023911048 Fee: \$66.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/27/2010 09:58 AM Pg: 1 of 4

THIS AGREEMENT, made this 12<sup>th</sup> day of July 2010,  
between BELTWAY CAPITAL LLC, a corporation  
created and existing under and by virtue of the laws of the  
State of DE and duly authorized to transact business in the  
State of Illinois, as GRANTOR, and ELIALVITA  
MARRERO, SINGLE

2147 N. MEVICKER AVENUE, CHICAGO, IL 60639  
(Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in  
consideration of the sum of Ten Dollars (\$10.00) and other  
valuable consideration in hand paid by the GRANTEE(S),  
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 GRANTEE(S), 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 47 IN VAN SCHAACK AND HERRICK'S SUBDIVISION OF THE NORTHWEST 1/4  
OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**FIRST AMERICAN**

File # 2075297  
101

Together with all and singular the hereditaments and appurtenances thereunto belonging,  
or in anyway 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 GRANTOR, 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 GRANTEE(S), her heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to  
and with the GRANTEE(S), 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 encumbered or  
charged.


Permanent Real Estate Numbers: 16-02-201-041-0000

Address of the Real Estate: 3408 W. PIERCE AVE., CHICAGO, IL 60651


S Y  
P 4  
S N  
SC Y  
INT 10

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Property of Cook County Clerk's Office

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
 COUNTY TAX  
  
 AUG. 19. 10  
 REVENUE STAMP

<b>REAL ESTATE TRANSFER TAX</b>
00018.00
# 000008581 FP 103028

**STATE OF ILLINOIS**  
 STATE TAX  
  
 AUG. 19. 10  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

<b>REAL ESTATE TRANSFER TAX</b>
00036.00
# 000008573 FP 103027

**CITY OF CHICAGO**  
 CITY TAX  
  
 AUG. 19. 10  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

<b>REAL ESTATE TRANSFER TAX</b>
00378.00
# 000010935 FP 102812

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Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning or usage ordinances, municipal / building violations and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions and tenancies that would be revealed by a physical inspection and survey of the Property as of the date of closing.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its *Secretary*, and, if applicable, to be attested by its *Secretary*, the day and year first above written.

BELTWAY CAPITAL LLC

By: *[Signature]*

Attest: *[Signature]*

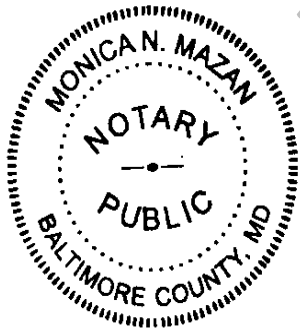
This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

# UNOFFICIAL COPY

STATE OF Maryland )  
 ) ss.  
COUNTY OF Baltimore )

I, Monica N. Mazan, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Amy E. K. Bitz, personally known to me to be the Vice President of BELTWAY CAPITAL LLC, a \_\_\_\_\_ corporation, and Stephen Rieger, 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 Amy E. K. Bitz and Stephen Rieger, they signed and delivered the said instrument, 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<sup>th</sup> day of July 2010.



Monica N. Mazan  
Notary Public  
Commission Expires 4-13-13

Monica N. Mazan  
NOTARY PUBLIC  
Baltimore County, Maryland  
My Commission Expires 4/13/2013

MAIL TO:

Elialvita Marrero  
2147 N. McVicker Ave  
Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO:

Elialvita Marrero  
2147 N. McVicker Ave  
Chicago, IL 60639