

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9th day of September, 2010 between WHEELER-DEALER LTD., an Illinois 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 Juan C. Orozco whose address is 4044 N. California #101, Chicago, Illinois 60618, 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, 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 his 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:



Doc#: 1026335078 Fee: \$38.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 09/20/2010 11:56 AM Pg: 1 of 2

Unit PU-5 together with its undivided percentage interest in the common elements in 4044 North California Condominium as delineated and defined in the Declaration recorded as Document No. 0331810119, as amended from time to time, in the East 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, 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, his 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, his 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 Number(s): OLD PIN: 13-13-331-037-1017
 NEW PIN: 13-13-331-042-1017

Address of real estate: 4044 N. California Avenue, Parking Unit PU-5, Chicago, Illinois 60618

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

WHEELER-DEALER, LTD., an Illinois corporation

First American Title
 Order # 2050843
 1041

By: Timothy E. Gray
 Timothy E. Gray, President

Attest: Joseph Cuker
 Joseph Cuker, Secretary

S Y
 P 2
 S N
 SC Y
 INT ID

This instrument prepared by: David R. Gray, Jr., Esq., 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

UNOFFICIAL COPY

MAIL TO:

Agnes Fogor Zelski
 (Name)
443 W. Irving Park Road
 (Address)
Chicago IL 60631
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Juan C. Orozco
 (Name)
4044 N. California P.O.S
 (Address)
Chicago IL 60618
 (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 Timothy E. Gray, personally known to me to be the President of WHEELER-DEALER LTD., an Illinois corporation, and Joseph Cuker, 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 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 8th day of September, 2010.


Notary Public




BOX

SPECIAL WARRANTY DEED


Corporation to Individual

STATE OF ILLINOIS
 STATE TAX

 SEP. 15. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

# 0000008951	REAL ESTATE TRANSFER TAX
	00011.00
	FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 SEP. 15. 10
 REVENUE STAMP

# 0000008960	REAL ESTATE TRANSFER TAX
	00005.50
	FP 103028

CITY OF CHICAGO
 CITY TAX

 SEP. 15. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

# 0000011731	REAL ESTATE TRANSFER TAX
	00115.50
	FP 102812

MAIL TO: