

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED

(Corporation to Individual)



11049030470

Doc#: 1104903047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/18/2011 02:17 PM Pg: 1 of 3

#10442

HERITAGE TITLE COMPANY

Property of Cook County Clerk's Office

THIS INDENTURE, made this 9<sup>th</sup> day of February 2011 between EXITO CORPORATION A/K/A EXITO INC., 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 JOSE L. VELAZQUEZ SR..

(GRANTEE'S ADDRESS) 2747 N. MONTCLARE, CHICAGO, Illinois 60707

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

" SEE ATTACHED LEGAL DESCRIPTION"

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2010 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

Permanent Real Estate Index Number(s):

16-02-321-041-0000

Address(es) of Real Estate: 916 N. RIDGEWAY, CHICAGO, Illinois 60651

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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, **WILL WARRANT AND FOREVER DEFEND.**

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A Witness Whereof, said party of the first part has caused its corporate seal to be hereunto 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.

EXITO CORPORATION A/K/A EXITO INC.

By *Chanena Tapia*  
CHANENA TAPIA  
PRESIDENT

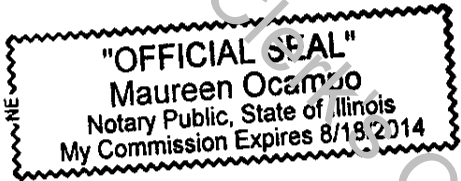
Attest *Chanena Tapia*  
CHANENA TAPIA  
SECRETARY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that CHANENA TAPIA personally known to me to be the PRESIDENT of the EXITO CORPORATION A/K/A EXITO INC. and CHANENA TAPIA personally known to me to be the SECRETARY, of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such CHANENA TAPIA and PRESIDENT 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 9<sup>th</sup> day of February, 2011  
*Maureen Ocampo* (Notary Public)

**Prepared By:** Beatriz Betancourt  
Guillermo F. Martinez & Associates  
Attorneys at law  
2457 N. Milwaukee Avenue  
Chicago, Illinois 60647



**Mail To:**  
*Alison Schmidt-Woods*  
*1250 S. GARDEN AVE, SUITE 200*  
*Berwyn, IL 60010*


City of Chicago  
Dept. of Revenue  
609163  
2/14/2011 10:10  
dr00111



Real Estate  
Transfer  
Stamp  
\$1,155.00  
Batch 2,431,075

**Name & Address of Taxpayer:**  
JOSE L. VELAZQUEZ SR.  
916 N. RIDGEWAY  
CHICAGO, Illinois 60651

**COOK COUNTY  
REAL ESTATE TRANSACTION TAX**

COUNTY TAX  FEB. 14. 11  
REVENUE STAMP

# 0000074407

<b>REAL ESTATE TRANSFER TAX</b>
0005500
FP 103042

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## Exhibit A

H70442

LOT 18 IN BLOCK 4 IN T.J. DIVEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-02-321-041-0000

C/K/A 916 N. RIDGEWAY AVENUE - CHICAGO, IL 60651-3837

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	0001100	7303037
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# 0000062778

STATE OF ILLINOIS  
FEB 14 11



DEPARTMENT OF REVENUE  
REAL ESTATE TRANSFER TAX