

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INSTRUMENT, made this 27 day of April, 2011, between B G INVESTMENTS 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 Willie Frieson and Odessa Frieson whose address is 7742 S. Wood Street, Chicago, Illinois 60620 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#: 1112218039 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2011 12:39 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, not as Tenants in Common but in Joint Tenancy, and to their 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 15 in Block 23 in Englefield, being a Subdivision in the Southeast 1/4 of Section 30, Township 38 North, Range 14, 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, their 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, 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 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, subject to the rights, if any, of the holder of that certain Mortgage dated November 11, 2004 in the face principal amount of \$118,000.00, recorded with the Recorder of Deeds of Cook County, Illinois on December 8, 2004 as Document No. 0434339030.

Permanent Real Estate Index Number: 20-30-423-033-0000
Address of real estate: 7742 S. Wood Street, Chicago, Illinois 60620

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.

B G INVESTMENTS INC., a corporation,

By: Bonnie J. Gray
Bonnie J. Gray, President

Attest: Margery E. Baum
Margery E. Baum, Secretary

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

UNOFFICIAL COPY

MAIL TO: Willie Frieson
 (Name)
7742 S. Wood Street
 (Address)
Chicago, IL 60620
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Willie Frieson
 (Name)
7742 S. Wood Street
 (Address)
Chicago, IL. 60620
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

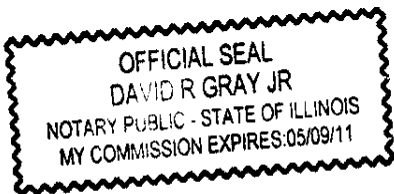
STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bonnie J. Gray, personally known to me to be the President of B G INVESTMENTS INC. an Illinois corporation, and Margery E. Baum, 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 27 day of April, 2011.

Box

 Notary Public



SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

Notary Public of Cook County Clerk's Office

UNOFFICIAL COPY



FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE ST. #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5062

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated April 27, 2011 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the

said AGENT

this 27 day of April
2011.

[Signature]
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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

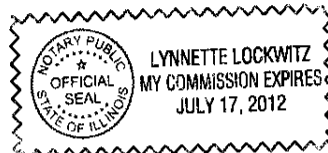
Dated April 27, 2011 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the

said AGENT

this 27 day of April
2011.

[Signature]
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 of 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 Tax Act.]