

# UNOFFICIAL COPY

4405403 (1/1) 5-23  
SPECIAL WARRANTY DEED GIT



Doc#: 1114547033 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2011 12:16 PM Pg: 1 of 2

THIS AGREEMENT made this 20<sup>th</sup> day of May 2011 between POPULAR REAL ESTATE, 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, LAZZARA PROPERTIES, LLC, a Limited Liability Company, 129 S. Phelps, Ste. 1007, Rockford, Illinois 61108, party of the second part, WITNESSETH, that party of the first part, for an in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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 4 IN BLOCK 3 IN HARTLEY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PERMANENT INDEX NUMBER: 13-34-228-004-0000**

**COMMON STREET ADDRESS: 2051 N. Tripp Avenue, Chicago, Illinois 60639**

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

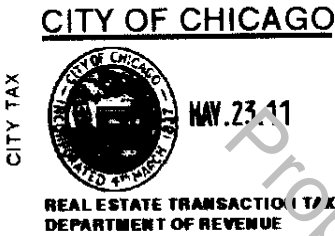
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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, its 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, its 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

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or charged, except as herein recited; and that the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

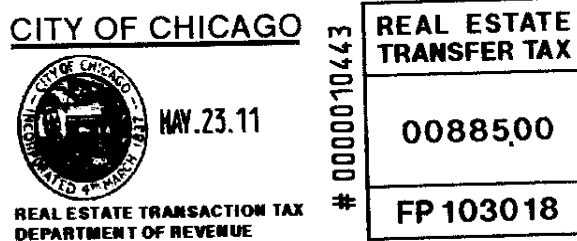
IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.



REAL ESTATE TRANSFER TAX
0035400
FP 103018

POPULAR REAL ESTATE, INC.  
 BY [Signature]  
 Timothy T. Balin, President

State of Illinois )  
 ) 55  
 County of Cook )



REAL ESTATE TRANSFER TAX
0088500
FP 103018

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN personally known to me to be the President of POPULAR REAL ESTATE, INC., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his 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 20<sup>th</sup> day of May, 2011.

Commission Expires



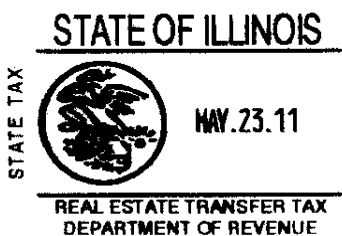
[Signature]  
 NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

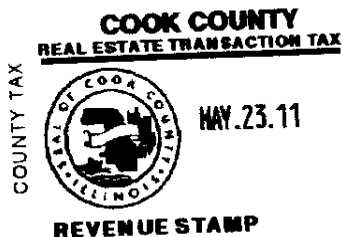
Send subsequent tax bills to:

Mail To: Scott Bromann  
127 W. Willow  
Wheaton, IL 60187

Clutch Hansen  
129 S. Phelps Ave #1007  
Rockford, IL 61108



REAL ESTATE TRANSFER TAX
0011800
FP 103014



REAL ESTATE TRANSFER TAX
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