

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



1116629002D

Doc#: 1116629002 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2011 08:59 AM Pg: 1 of 3

11438

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THIS INDENTURE, made this 9th day of June, 2011, between Mogul Properties, Inc, A Corporation of Illinois 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 Tanya Thomas.

(GRANTEE'S ADDRESS): 5419 W. Monroe, Chicago, IL 60644

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 company, 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:

(Please See Attached Legal Description)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, 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) 2010, local, municipal, county, state, and/or federal building, zoning, and housing codes and violations thereof; if any, and restrictions of record not affected by the issuance of a tax deed.

Permanent Real Estate Index Number(s): 20-26-317-026-0000.

Address(s) of Real Estate: 7820 S. Maryland, Chicago, IL 60619

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, it **WILL WARRANT AND FOREVER DEFEND**.

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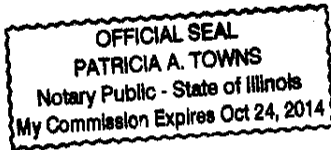
In Witness Whereof, said party of the first part has caused his signature to be hereunto affixed, and has caused its name to be signed to the presents by it Owner, the day and year first above written.

By *[Signature]*
MOGUL PROPERTIES, INC , by it's President

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 Cornelius Norwood personally known to me to be the President of Mogul Properties, Inc., and 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 President he 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 17th day of June, 2011



[Signature] (Notary Public)

Prepared by: Mogul Properties, Inc
405 N. Wabash
Chicago, IL 60611

Mail To:
Tanya Thomas
7820 S. Maryland
Chicago, IL 60619

City of Chicago
Dept. of Revenue
612519

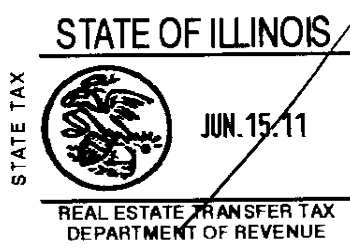


Real Estate
Transfer
Stamp
\$2,089.50

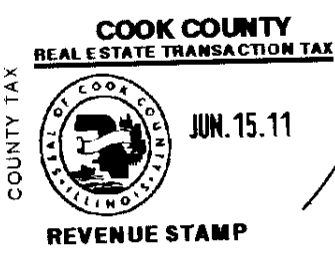
6/15/2011 8:17
dr00111

Batch 3,015,857

Name & Address of Taxpayer:
Tanya Thomas
7820 S. Maryland
Chicago, IL 60619



REAL ESTATE TRANSFER TAX
0019900
FP 103037



REAL ESTATE TRANSFER TAX
0009950
FP 103042

0000002408

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EXHIBIT A

LOT 9 (EXCFEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 10 FEET OF LOT 10 IN BLOCK 87 IN CORNELL, BEING A SUBDIVISION OF THE WEST $\frac{1}{2}$ OF SECTION 26 AND THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26 (WITH THE EXCEPTION OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST OF SAID SOUTHEAST $\frac{1}{4}$), THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$, THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ LYING WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7820 South Maryland Avenue, Chicago, Illinois 60619
PIN# 20-26-317-026-0000

Property of Cook County Clerk's Office