

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

(Corporation to Trust)  
(Illinois)



Doc#: 1131933032 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/15/2011 10:01 AM Pg: 1 of 3

THIS AGREEMENT, made this 20 day of October 2011, between AUGUSTA REAL ESTATE, INC., a Maryland Corporation, whose address is Executive Plaza II Suite 200, 11550 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and LORENA BARREKA whose address is

6421 S. Racine Ave.  
Chicago, IL 60636

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged 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 ~~PERMISE~~, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/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 54 IN 55TH STREET BOULEVARD ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Number(s): **20-17-112-002-0000**  
Address(es) of real estate: **5603 S. LOOMIS, CHICAGO, IL 60636**

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/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, his/her/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:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) Intentionally deleted;
- (viii) the Municipal Code

S Y  
P 13  
S N  
SC Y  
INT CP

**BOX 333-CT**

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STATE OF Maryland  
COUNTY of Baltimore

I, Loralyn Sisler a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Warner, Vice President personally known to me to be the Vice President of AUGUST REAL ESTATE, INC., a Maryland 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 that as such he/she 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 20 day of October, 2011.

Loralyn Sisler  
Notary Public

Commission expires LORALYN SISLER  
NOTARY PUBLIC  
BALTIMORE CO., MD  
My Commission Expires May 11, 2013


**Prepared By:**

John J. Voutiritsas, Esq.  
1300 Jefferson, Suite 303  
Des Plaines, IL 60016

REAL ESTATE TRANSFER		10/30/2011
	COOK	\$6.75
	ILLINOIS:	\$13.50
TOTAL:		\$20.25
20-17-112-002-0000   20111001602830   KD1H2R		

**Send subsequent tax bills to:**

Lorena Barrera  
5603 S. Loomis  
Chicago, IL 60636

REAL ESTATE TRANSFER		10/30/2011
	CHICAGO:	\$101.25
	CTA:	\$40.50
TOTAL:		\$141.75
20-17-112-002-0000   20111001602880   NA7B3R		

**MAIL TO:**

Lorena Barrera  
6421 S. Racine Ave.  
Chicago, IL 60636

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of the City of Chicago ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

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 Vice President, the day and year first above written.

**AUGUSTA REAL ESTATE, INC.**

By:   
Kirk D. Warner, Vice President

Property of Cook County Clerk's Office