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12151330710

Doc#: 1215133071 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2012 01:31 PM Pg: 1 of 4

FIRST AMERICAN TITLE
2272260

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 9th day of May, 2012, between, George J. Willock, IV and Elizabeth Pampel-Willock, husband and wife, whose address is 1911 North Fremont, Chicago, Illinois 60614, parties of the first part, and Hastings Builders, Inc., an Illinois corporation whose address is 915 Hastings, Park Ridge, Illinois 60068, party of the second part, WITNESSETH, that the parties of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and 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 City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:


See Exhibit "A" attached hereto and made a part hereof.

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 parties 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 parties 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 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:

See exceptions on Exhibit "B" on attached hereto and made a part hereof.

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SC
INT

REAL ESTATE TRANSFER	05/10/2012
 CHICAGO:	\$7,500.00
CTA:	\$3,000.00
TOTAL:	\$10,500.00

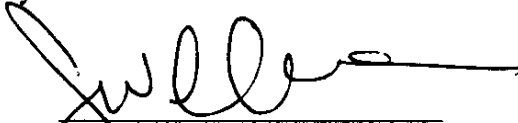
14-32-409-027-0000 | 20120501601048 | 4LA3NT

REAL ESTATE TRANSFER	05/10/2012
  COOK:	\$500.00
ILLINOIS:	\$1,000.00
TOTAL:	\$1,500.00

14-32-409-027-0000 | 20120501601048 | WGE3MC

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IN WITNESS WHEREOF, said parties of the first part have caused their names to be signed to these presents as of the day and year first above written.



George J. Willock, IV



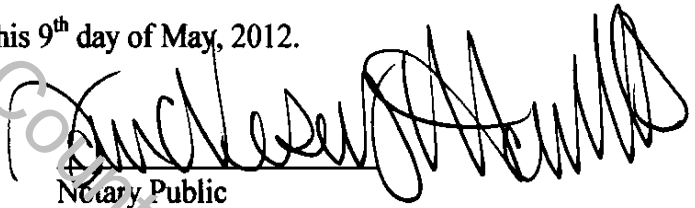
Elizabeth Pampel-Willock

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that George J. Willock, IV and Elizabeth Pampel-Willock, personally known to me, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

** husband & wife*

Given under my hand and notarial seal this 9th day of May, 2012.


Notary Public

This instrument was prepared by: Adam M. Hecht, The Law Offices of Adam M. Hecht, P.C., 707 Skokie Boulevard, Suite 600, Northbrook, Illinois 60062

AFTER RECORDING MAIL TO:
Michael J. Hagerty, Esq.
Attorney at Law
6323 North Avondale
Suite 248
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:
Hastings Builders, Inc.
915 Hastings
Park Ridge, Illinois 60068

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LEGAL DESCRIPTION

EXHIBIT A

LOT 4 IN THE SUBDIVISION OF LOT 48 IN SUBDIVISION OF BLOCK 7 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 1909 Fremont, Chicago, Illinois 60614

PIN: 14-32-409-027-0000

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EXHIBIT B PERMITTED EXCEPTIONS

1. General taxes and assessments for the year 2011 and subsequent years which are not yet due and payable.
2. The rights of tenants as tenants only with respect to individual apartments or units under unrecorded written leases. BOTH OF WHICH EXPIRE ON MAY 31, 2012

Property of Cook County Clerk's Office