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Doc#: 1229216106 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/18/2012 03:37 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of September, 2012, between **Phoenix Bond & Indemnity Company**, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and **Elsie Prisco**, a widow and not since remarried and **Anthony Prisco**, a married man, As Joint Tenants with right of survivorship, of Cook County, Illinois, party of the second part.

(GRANTEE'S ADDRESS) 11 West Sauk Trail, South Chicago Heights, Illinois 60411

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$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 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:

Legal description attached hereto as **Exhibit A** and made a part hereof.

SUBJECT TO: (a) annual general real estate taxes for the year 2010 and subsequent years; (b) special taxes or assessments, if any, for improvements not yet completed; (c) installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; (d) building lines and building and liquor restrictions of record; (e) zoning and building laws and ordinances; (f) private, public and utility easements; (g) covenants and restrictions of record as to use and occupancy; (g) party wall rights and agreements, if any; and (h) acts done or suffered by or through party of the second part and its heirs and devisees.

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, its heirs and assigns forever.

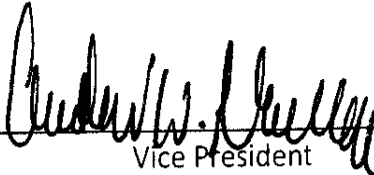
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming,

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or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

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.

PHOENIX BOND & INDEMNITY COMPANY

By  Vice President

Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY:

Andrew W. Marks, Esq.
161 North Clark Street
Suite 3040
Chicago, Illinois 60601

MAIL TO:

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Louise A. Formusa, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew W. Marks, personally known to me to be the Vice President of Phoenix Bond & Indemnity Company, an Illinois corporation, 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 Vice President he signed and delivered the said instrument 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 17th day of September, 2012.



Notary Public *Louise A. Formusa*

Commission Expires: *06/02/2014*

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EXHIBIT A - LEGAL DESCRIPTION

THE SOUTH 150 FEET OF BLOCK 10 IN KEENEY'S ADDITION TO CHICAGO HEIGHTS, A SUBDIVISION OF PART OF LOTS 1 AND 9 OF CIRCUIT COURT PARTITION OF THE NORTHEAST 1/4 OF SECTION 32, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 11 WEST SAUK TRAIL, SOUTH CHICAGO HEIGHTS, ILLINOIS 60411

P.I.N.: 32-33-100-007-0000

Property of Cook County Clerk's Office

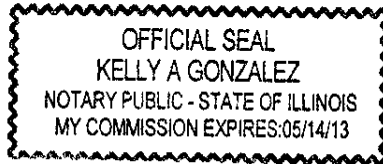
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STATEMENT OF GRANTOR/GRANTEE

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

Dated 10/18, 12 Signature: Brent A. Brown
~~Grantor or Agent~~

Subscribed and sworn to before me
By the said _____
This 18th day of October, 2012.

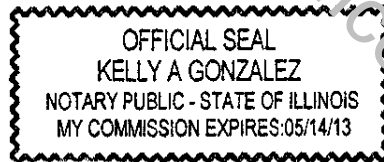


Notary Public Kelly A. Gonzalez

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

Dated 10/18, 12 Signature: Brent A. Brown
~~Grantee or Agent~~

Subscribed and sworn to before me
By the said _____
This 18th day of October, 2012.



Notary Public Kelly A. Gonzalez

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.