

# UNOFFICIAL COPY

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8/28/01 45 001 Page 1 of 3  
1999-07-13 09:58:56  
Cook County Recorder 25.50

## SPECIAL WARRANTY DEED



THIS AGREEMENT made this 30<sup>th</sup> day of October, 1998, between CAPITAL TAX CORPORATION, an Illinois Corporation 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 Paul Franks, 1516 N. State Parkway, Unit 18D, Chicago, IL 60610, party of the second part, WITNESSETH, that party of the first part, for and 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 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 19 in Block 7 in Van H. Higgin's Subdivision of the 25 Acres South of and adjoining the North 60 Acres of the Southeast 1/4 of of Section 4, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois**

**PERMANENT INDEX NUMBERS: 20-04-416-014-0000  
COMMON STREET ADDRESS: 4463 S. Princeton Chicago, IL**

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1998.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainder, 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, his heirs and assigns forever.

STATE TAX	STATE OF ILLINOIS	# 000000000	REAL ESTATE TRANSFER TAX
	JUL. 12. 99		00025.00
	COOK COUNTY		FP326700

SAS - A DIVISION OF INTERCOUNTY 51543820C Umita.

3/B

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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, 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 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 Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 30<sup>th</sup> of October, 1998.

## CAPITAL TAX CORPORATION

By Timothy T. Balin President  
Attest: Timothy T. Balin Secretary

Property of Cook County Clerk's Office

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State of Illinois )  
County of Cook ) ss

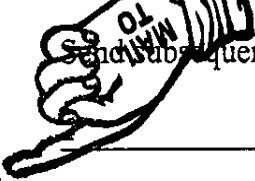
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy T. Balin, personally known to me to be the President of CAPITAL TAX CORPORATION, an Illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said corporation, 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 severally acknowledged that such President and Secretary, 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 October 30, 1998.

Commission Expires                       Mattie Spearman  
NOTARY PUBLIC

This instrument was prepared by Gilbert Balin, 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Mail To: B.J. Liller  
18110 Dixie #2N  
Homewood, IL 60430

Send subsequent tax bills to: 

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**COUNTY TAX**



JUL 12.99

REVENUE STAMP

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

REAL ESTATE TRANSFER TAX
00012.50
FF326679

# 0587000000

POSTALIA POSTAGE METER SYSTEMS

**CITY TAX**



JUL 12.99

CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00187.50
FP326709

# 000002222

Property of Cook County Office