

# UNOFFICIAL COPY

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06/011 27 001 Page 1 of 3  
1999-03-09 14:11:36  
Cook County Recorder 25.00

## SPECIAL WARRANTY DEED



THIS AGREEMENT made this 20<sup>th</sup> day of January, 1999, 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 33 in Block 4 in B.F. Jacobs Subdivision of (except the South 627 feet) the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 30, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PERMANENT INDEX NUMBERS: 20-30-209-016-0000  
COMMON STREET ADDRESS: 7239 S. Winchester Avenue, 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 1998 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1999.

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.

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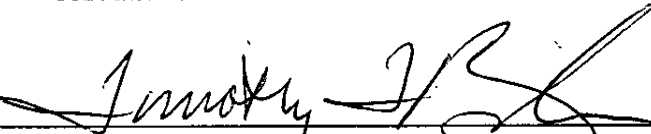
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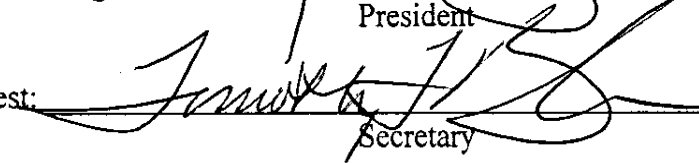
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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby 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 20<sup>th</sup> of January, 1999.

## CAPITAL TAX CORPORATION

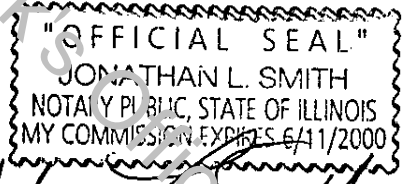
By   
President

Attest:   
Secretary

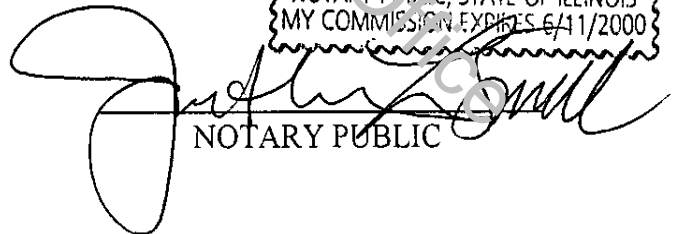
State of Illinois     )  
                                   ) ss  
County of Cook     )

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 January 20, 1999.



Commission Expires 6/11/2000

  
NOTARY PUBLIC

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

Send subsequent tax bills to:

Mail To: \_\_\_\_\_  
          \_\_\_\_\_

Box 911

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\_\_\_\_\_  
\_\_\_\_\_

COUNTY TAX



COOK COUNTY  
REAL ESTATE TRANSACTION TAX

MAR.-9.99

REVENUE STAMP

# 0000000397

REAL ESTATE TRANSFER TAX
0001250
FP326679

STATE TAX



STATE OF ILLINOIS

MAR.-9.99

COOK COUNTY

# 00000000

REAL ESTATE TRANSFER TAX
00025.00
FP326700

CITY TAX



CITY OF CHICAGO

MAR.-9.99

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000200

REAL ESTATE TRANSFER TAX
0018750
FP326709

Property of Cook County Clerk's Office