

UNOFFICIAL COPY



99286056

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 23rd day of March, 1999, between CAPITAL TAX CORP. a corporation created and 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 SKM, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, 6907 N. Eastprarie, Lincolnwood, IL 60645, 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 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:

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1447/0086 21 001 Page 1 of 2
1999-03-25 14:56:00
Cook County Recorder 23.50

RECEIVED IN BAD CONDITION

Lot 726 in Allerton's Englewood Addition in the Southwest 1/4 of Section 19, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 20-19-339-026-0000

COMMON STREET ADDRESS: 2024 West 71st Street, Chicago, IL 60636

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general real estate taxes for the year 1998 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 1999 and to any condition that would be revealed by a proper inspection and true survey, as provided by Grantee.

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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

085791

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAR 25 '99 DEPT. OF REVENUE 15.00

P.B. 10780

084530

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAR 25 '99 p.r. 1142

07.50

MAR 25 1999

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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, 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 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 party of the first has caused its name to to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

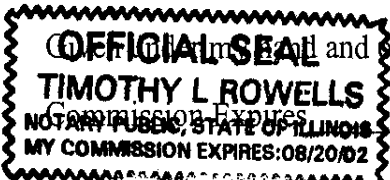
CAPITAL TAX CORPORATION

BY: Timothy T. Balin
Timothy T. Balin, President

ATTEST: Timothy T. Balin
Timothy T. Balin, Secretary

State of Illinois)
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 and Secretary of Capital Tax Corporation, an Illinois 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 acknowledged that as such President and Secretary, he 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.



and official seal, this 23rd day of March, 1999.

Timothy L. Rowells
NOTARY PUBLIC

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

Send subsequent tax bills to:

Mail To: _____
Starr & Rowells
Suite 1870
35 East Wacker Drive
Chicago, IL 60601



City of Chicago
Dept. of Revenue
2008
03/25/1999 10:58
Batch 2711 44



Real Estate
Transfer Stamp
\$112.50