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2002-12-13 09:05:26
Cook County Recorder 58.00



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THIS INSTRUMENT
WAS PREPARED BY:

Jacqueline A. Moore, Esq.
Investment Management Corporation
One East Superior, Suite 604
Chicago, Illinois 60611

7AD2
1188508

SPECIAL WARRANTY DEED
Birchwood Courts Condominium

THIS SPECIAL WARRANTY DEED is made this 20th day of November, 2002, by INVESTMENT MANAGEMENT CORPORATION, an Illinois not-for-profit corporation ("Grantor"), having an address of One East Superior Street, Suite 604, Chicago, Illinois 60611, to Elaine V. Thomas ("Grantee"), having an address of 7715 N. Hermitage Unit 1J, Chicago, Illinois 60626.

WITNESSETH, that the Grantor, 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 Grantee, the receipt whereof is hereby acknowledged by Grantor, and pursuant to authority of the Board of Directors of Grantor, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, the property situated in the County of Cook and State of Illinois described as follows (the "Property"):

UNIT 1J IN BIRCHWOOD COURT CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8 TO 11 BOTH INCLUSIVE IN BLOCK 9 IN GUNDERSON'S NORTH BIRCHWOOD SUBDIVISION OF BLOCKS 4 TO 17 INCLUSIVE IN DAVID P. O'LEARY'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED ON OCTOBER 30, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0011014700, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNIT.

Property Address: 7715 North Hermitage Avenue; Unit 1J
Chicago, Illinois 60626

Permanent Index No.: 11-30-215-005-0000

BOX 333-CTT

The Property is being conveyed subject to those title exceptions and other matters set forth on Exhibit A attached hereto and made a part hereof (the "Permitted Title Exceptions").

CITY TAX		DEC. 10. 02	CITY OF CHICAGO
			REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE
			REAL ESTATE TRANSFER TAX
			00821.25
			FP 120805

0000000103

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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 Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Property, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done, or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said Property, against all persons lawfully claiming by, through or under the Grantor, subject only to the Permitted Title Exceptions.

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium of Birchwood Court Condominium (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Special Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of the subject Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

INVESTMENT MANAGEMENT CORPORATION, an Illinois not-for-profit corporation

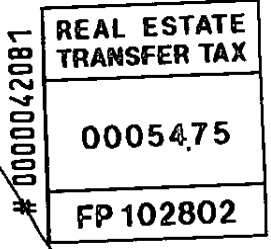
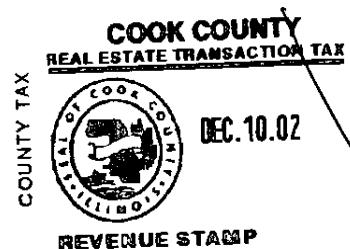
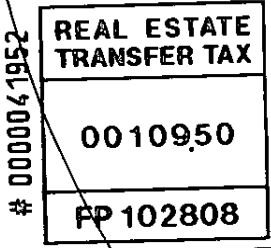
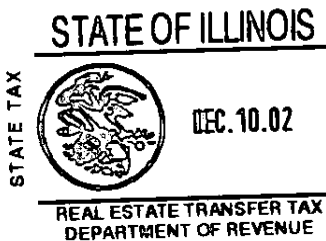
By: *William W. Higginson*
William W. Higginson, President

MAIL TAX BILLS TO AND RETURN AFTER RECORDING TO:

Elaine BV. Thomas
7715 North Hermitage Avenue
Unit 1J
Chicago, Illinois 60626

*After recording mail to:
Frischer & Cohen
4024 N. Milwaukee Ave.
Chicago, IL 60641*

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JACQUELINE A. MOORE, a notary public in and for the County and State aforesaid, do hereby certify that on this day personally appeared before me William W. Higginson, personally known to me to be the President of **INVESTMENT MANAGEMENT CORPORATION**, an Illinois not-for-profit corporation, and acknowledged that he signed and delivered said instrument as his free and voluntary as President of said corporation, as that the said instrument was signed and delivered in the name and on behalf of said corporation as the free and voluntary act and deed of said corporation.

GIVEN under my hand and official seal this 20th day of November, 2002.

Jacqueline A. Moore
Notary Public

Commission Expires _____


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EXHIBIT A

Permitted Title Exceptions

1. Real estate taxes not yet due and payable, taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
2. Zoning and building laws or ordinances.
3. The Declaration of Condominium of Birchwood Court Condominium, including any and all amendments and exhibits thereto.
4. Easements, covenants, conditions, agreements, building lines and restrictions of record that do not materially and adversely affect the use of the Property as a condominium residence.
5. Provisions of the Illinois Condominium Property Act.
6. Roads, alleys and highways.
7. Leases and licenses affecting the Common Elements.
8. Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.
9. Perpetual easement for light and passage as shown on Plat recorded as Document No. 7396013, over the North 4 feet of Lot 8
10. Easement for full and free right to the uninterrupted access and egress and the enjoyment of light and air as created by Grant to Margarite E. Olsen, recorded February 25, 1922 and Document 7411709, over the across that portion of the land described as follows:
The West 70 feet of the North 4 feet of Lot 8 for the benefit of the owner and occupants of Lot 7.
11. Plat of Survey of Certified Survey Co. Number 0137 dated April 20, 2001 notes the following:
Encroachment of fence located mainly of the land onto public property west and adjoining by 1.58 feet to 1.65 feet.
12. Encroachment of the fence located mainly on the property north and adjoining onto the land by approximately 0.16 feet, as shown on plat of Survey Number 0137 prepared by Certified Survey Co. dated April 20, 2001.
13. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), as contained in Redevelopment Agreement - New Homes for Chicago Condominium Rehabilitation

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Program - Investment Management Corporation, recorded on December 21, 2000 as Document No. 0001001563, which does not contain a reversionary or forfeiture clause.

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