

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

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THIS AGREEMENT, made this 31st day of March,  
2000, between HAZELWOOD, 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, party of the first part, and  
CRP VII, L.P.

00284634

2896/0022 27 001 Page 1 of 3  
2000-04-25 07:58:16  
Cook County Recorder 25.50

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for  
and in consideration of the sum of Ten and NO/100 (\$10.00)  
Dollars and other good and valuable consideration in hand paid  
by the party of the second part, the receipt whereof is hereby acknowledged,  
and pursuant to authority of the Board of Directors  
of said corporation, by these presents does REMISE, RELEASE, ALIEN  
AND CONVEY unto the party of the second part, and to it's heirs  
and assigns, FOREVER, all the following described real estate, situated in  
the County of C O O K and State of Illinois known and described  
as follows, to wit:

Above Space for Recorder's Use Only

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF.

First America Title # C199768 DL

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, it's 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, it's 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 the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 14-05-300-023-0000

Address(es) of real estate: 1538-44 W. Thorndale, Chicago, IL 60660

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 \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

HAZELWOOD, INC.

(Name of Corporation)

By JAMES TICUS President

Attest: Mary Steu  
ASSISTANT Secretary

City of Chicago  
Dept. of Revenue  
223226



Real Estate  
Transfer Stamp  
\$9,075.00

34/04/2000 10:02 Batch 03538 36

This instrument was prepared by Gary S. Benson, Attorney 2615 N. Sheffield, Chicago, IL 60614  
(Name and Address)

# UNOFFICIAL COPY

MAIL TO: Mr. Scott A. Sinar  
Friedman, (Name) Sinar & Rohlfing  
One East Wacker Drive - #2420  
 (Address)  
Chicago, IL 60601  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
CAMELOT DEVELOPMENT, LLC  
 (Name)  
One E. Wacker Drive, Suite 2420  
 (Address)  
Chicago, IL 60601  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
 COUNTY OF COOK } ss.

I, [Signature] a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES TICUS is  
 personally known to me to be the President of HAZELWOOD, INC.  
 an Illinois corporation, and \_\_\_\_\_, personally known to me to be the  
 \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose  
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
 as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
 authority, given by the Board of \_\_\_\_\_ of said corporation as their 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 31st day of March 2000.  
[Signature]  
 Notary Public

Commission expires \_\_\_\_\_



Box \_\_\_\_\_

**SPECIAL WARRANTY DEED**  
 Corporation to Individual

REAL ESTATE TRANSFER TAX  
01911000  
 FP 326669  
 # 0000011277  
 STATE OF ILLINOIS  
 APR - 7.00  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 STATE TAX

ADDRESS OF PROPERTY: \_\_\_\_\_

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 APR - 7.00  
 # 0000021635  
 REAL ESTATE TRANSFER TAX  
0060500  
 FP 326670

LEGAL FORMS

00284634

# UNOFFICIAL COPY

00284634

**Legal Description for:  
1538 West Thorndale  
Chicago, Illinois 60660**

**Legal Description:**

Lots 24 and 25 in Margreth Kransz Trustee Addition to North Edgewater, a Subdivision of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded September 11, 1922, in Book 171 of Plats, Page 26 as Document Number 7639271, in Cook County, Illinois.

Subject to: general taxes for 1999-2nd and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments from improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements, so long as they do not materially and adversely affect the use of the premises as a residential building; covenants and restrictions of record so long as they do not materially and adversely affect the use of the premises as a residential building; party wall rights and agreements, if any; and roads and highways.

Precor Cook County Clerk's Office