



0311411080

Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 04/24/2003 07:43 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

THIS INDENTURE, made this 10th day
of April, 2003, between Erie
Neighborhood House,

(The Above Space for Recorder's Use Only)

a not-for-profit 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 Brandon Napier, 1330 West Monroe, #214, Chicago, Illinois 60607, 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 his 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:

See Exhibit A attached hereto and by this reference
made a part hereof

Permanent Real Estate Index Number: 17-08-109-030

Address of Real Estate: 1450 West Huron Street, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereto belonging, or in any ways 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, his 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, his 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 encumbered 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:

See Exhibit B attached hereto and by this reference
made a part hereof

81016330288

5

UNOFFICIAL COPY

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 the day and year first above written.

ERIE NEIGHBORHOOD HOUSE

By: *Joseph Antolin*
Its: Joseph Antolin
President

Property of Cook County Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

APR. 17. 03

0000048025

REAL ESTATE TRANSFER TAX
0004.00
FP 102802

REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

APR. 17. 03

0000048062

REAL ESTATE TRANSFER TAX
0009.50
FP 102802

REVENUE STAMP

CITY OF CHICAGO

CITY TAX

APR. 17. 03

000000571

REAL ESTATE TRANSFER TAX
02025.00
FP 102805

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

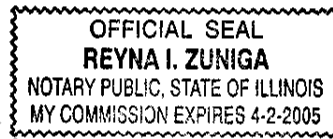
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Antolin is personally known to me to be the President of Erie Neighborhood House, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and that as such President, 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.

GIVEN under my hand and official seal this 10th day of April, 2003.

Reyna I. Zuniga

Notary Public

Commission Expires: 4/2/2005



This Instrument Was Prepared By:

Shilpa M. Upadhye, Esq.
Gardner Carton & Douglas, LLC
191 North Wacker Drive
Suite 3700
Chicago, Illinois 60606

MAIL

TO: Brandon Napier
1330 West Monroe
#214
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Brandon Napier
1330 West Monroe
#214
Chicago, IL 60607

UNOFFICIAL COPY

EXHIBIT A

CT Title Order No. 8101633

LOTS 28, 29 AND 30 (EXCEPT THE NORTH 30 FEET OF EACH OF SAID LOTS) ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28; THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS, 30.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 28, 57.50 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH OF SAID LOT, 10.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 28, 10.50; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS, 20.0 FEET TO THE WEST LINE OF SAID LOT 28; THENCE SOUTH ALONG SAID WEST LINE 68.0 FEET TO THE POINT OF BEGINNING ALL IN BLOCK 5 IN THE SUBDIVISION OF BLOCK 3 TO 6 IN BICKERDIKE'S ADDITION TO CHICAGO, SAID ADDITION BEING A PART OF SECTION 8, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the second installment of 2002 and subsequent years not yet due and payable.
2. Encroachment revealed by Plat of Survey by Certified Survey, Inc., dated January 10, 2003 Number 98159 (Y).
3. Easement or claims of easement to maintain overhead wires, as disclosed by aforesaid survey.

Property of Cook County Clerk's Office