

**UNOFFICIAL COPY**

04032134

*divorced and not since remarried*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed") is given this 7th day of December, 1994, by West Side Affordable Housing Limited Partnership, an Illinois limited partnership ("Grantor"), to Yvonne B. Shields, a resident of Illinois who currently lives at 4446 W. VanBuren St. Chicago, IL 60624 ("Grantee").

04032134 DEPT-01 RECORDING \$25.50  
T#0011 TRAN 4888 12/09/94 13:42:00  
#1548 #RV \*-04-032134  
COOK COUNTY RECORDER

In consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor now agrees to REMISE, RELEASE, ALIEN AND CONVEY to Grantee FOREVER, all of the real estate which is specifically described in the legal description which is attached to this Deed as Exhibit A ("Real Estate"). Grantor expressly releases and waives all rights or benefits it has under the Homestead Exemption Laws of the State of Illinois.

In addition to the Real Estate, Grantor now also grants to Grantee everything associated with the Real Estate which is capable of being inherited (including all intangible rights and/or tangible things), along with any rights or things which belong with or are integrally associated with those intangible rights or tangible things which are capable of being inherited (the Real Estate and all of the foregoing are collectively the "Property"). Upon acceptance of this Deed, Grantee shall become the owner of any and all reversionary interests, remainder interests, rents, issues and profits which are in any way associated with the Property, and Grantor shall no longer have any rights or title to anything whatsoever associated with the Property, neither in law nor in equity. Therefore, Grantor now grants the Property to Grantee, its heirs and assigns, TO HAVE AND TO HOLD forever.

Grantor covenants, promises and agrees, to and with Grantee, its heirs and assigns, this it has not done or permitted anything to be done to the Property which would in any way incumber the Property except as stated in this Deed. Grantor also covenants, promises and agrees that it WILL WARRANTY AND DEFEND the Property against all persons making any lawful claim by, through or under Grantor, subject to the following permitted exceptions:

- (1) Real estate taxes for 1994 and subsequent years;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments which are not due and payable at the time of closing;
- (3) plat of subdivision affecting the Property;
- (4) public, private and utility easements;
- (5) covenants, conditions and restrictions of record;
- (6) applicable zoning and building laws, ordinances and restrictions as amended from time to time;
- (7) Homan Square Residents' Association Declaration of Covenants, Conditions, Restrictions and Easements;
- (8) alleys, roads and highways (if any);
- (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which Grantee shall remove at that time by the payment of money at the time of closing and which Grantee shall remove at that time by using the loan proceeds to be paid upon delivery of this Deed;
- (10) matters over which the title insurer is willing to insure;
- (11) acts done or suffered by Grantee;
- (12) Grantee's mortgage;
- (13) the Mortgage, Security and Recapture Agreement and the Closing Costs Agreement, (if applicable) executed by and between Grantee and the City of Chicago; and
- (14) the Mortgage, Security and Recapture Agreement and the Closing Costs Agreement, (if applicable) executed by and between Grantor and Sears, Roebuck and Co.

Grantor has executed this Deed as of the date first written above.

**GRANTOR:**

West Side Affordable Housing Limited Partnership  
By: Homan Square Management Company, its Agent

By: *William T. King*  
Name: William T. King  
Its: Vice President

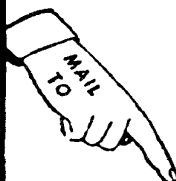
This instrument prepared by Patricia J. Blencoe for Shaw Homes, Inc., as agent for West Side Affordable Housing Limited Partnership, 501 West Peterson Road, Libertyville, IL 60048

Mail recorded Deed to:  
Georgette Nabhani  
320 N. Michigan Ave. #2100  
Chicago, IL 60601

Send subsequent tax bills to:  
Yvonne B. Shields  
3434 W. Polk Street  
Chicago, Illinois 60624

*E 117545 / 1942 303 Cash Co. St.*

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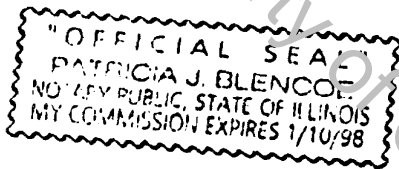
*2590*

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STATE OF ILLINOIS }  
COUNTY OF LAKE }

The undersigned, a Notary Public in and for Lake County, Illinois, DOES HEREBY CERTIFY that William T. King, of Homan Square Management Company, which company is agent for West Side Affordable Housing Limited Partnership, an Illinois limited partnership, who is personally known to me to be the same person whose name is signed to the attached Special Warranty Deed, appeared before me this day in person and acknowledged that as Vice President of Homan Square Management Company, he signed and delivered the Special Warranty Deed as his free and voluntary act, and as the free and voluntary act and deed of the agent of the partnership on behalf of the partnership for the uses and purposes described in the Special Warranty Deed.

GIVEN under my hand and official seal this 7<sup>th</sup> day of Dec, 19 91.



Patricia J. Blencoe  
Notary Public

Commission expires 1-10-98

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## EXHIBIT "A" LEGAL DESCRIPTION

### Parcel 1:

Lot 33, in Homan Square Phase One, being a resubdivision of part of the Southeast 1/4 of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian, recorded December 30, 1993 as document number 03077131, in Cook County, Illinois.

### Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 for pedestrian and vehicular access, ingress and egress over and across all common sidewalks, any alleys, streets or roadways as created in the Declaration of Covenants, Conditions, Restrictions and Easements for Homan Square Residents Association recorded June 27, 1994 as document number 94558398.

Commonly known as: 3434 West Polk Street  
Chicago, Illinois 60624

Tax I.D. Number(s): 16-14-409-042-0000  
16-14-409-043-0000  
(affects PIQ and other property)

New Tax I.D. Number: 16-14-409-076-0000

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