

# UNOFFICIAL COPY

Special Warranty Deed  
(Corporation to Individual)  
(Illinois)



Doc#: 0433545109  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 11/30/2004 12:42 PM Pg: 1 of 3

THIS AGREEMENT, made this 29<sup>th</sup> day of November, 2004, between City Sites, L.L.C., 820 Church Street, Suite 200, Evanston, IL 60201, a Limited Liability Company, 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 Alfred Harris and Vera Harris, husband and wife, a tenants by the entirety, 14547 S. Hoyne, Dixmoor, IL 60426, 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 Dollars and in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

Lots 25 and 26 in Block 213 in Hanley, a Subdivision of part of the East Half of the Northwest Quarter of Section 7, Township 36 North, Range 14, East of the Third Principal Meridian, South of the Indian Boundary Line and South of the Chicago and Grand Trunk Railroad, in Cook County, Illinois.

Above Space for Recorder's Use Only

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, their 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, their 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 Index Number(s): 29-07-133-052

Address(es) of Real Estate: 14547 S. Hoyne, Dixmoor, IL

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 Vice President, and attested by its Assistant Secretary, the day and year first above written.

City Sites, L.L.C., by Urban Visions, Inc.,  
Its Managing Member  
By [Signature]  
Vice President  
Attest [Signature]  
Asst. Secretary

This instrument was prepared by Brian A. Burak, 820 Church Street, Suite 200, Evanston, IL 60201.

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APPROPRIATE TO BE  
CORPORATION TO BE

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid. DO HEREBY CERTIFY that Barbara Dresher personally known to me to be the Vice President of Urban Visions, Inc., an Illinois corporation, and Jeff Tutt, personally known to me to be the Assistant 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 Vice President and Assistant 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 Directors 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 29<sup>th</sup> day of November, 2004.

Commission expires 12/17/2005

[Signature]  
Notary Public

MAIL TO: Law Offices of Burton A. Brown  
(Name)  
205 W. Wacker #922  
(Address)  
Chicago IL 60606  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)

RECORDER'S OFFICE BOX NO. 41

\_\_\_\_\_  
(City, State and Zip)

# UNOFFICIAL COPY

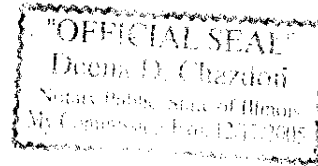
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11-29, 2004

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agents this 21 day of November, 2004  
Notary Public [Signature]

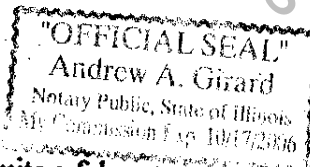


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 30, 2004

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Andrew A. Harris this 30th day of November, 2004  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp



### EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS