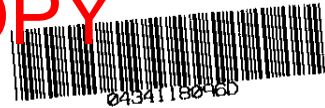


UNOFFICIAL COPY

SPECIAL WARRANTY DEED (corporation to corporation)



Doc#: 0434118096
Eugene "Gene" Moore Fee: \$36.50
Cook County Recorder of Deeds
Date: 12/06/2004 11:43 AM Pg: 1 of 7

THIS AGREEMENT, made this 29th day of November, 2004
between CHICAGO LAND & TITLE, LLC
77 West Washington Street, #1115, Chicago, Illinois, 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

ASTER LAND COMPANY, LLC
An Illinois Limited Liability Company
77 West Washington, Suite 1115
Chicago, Illinois 60602

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 (\$10.00) and other good and valuable
consideration in hand paid by the party of the second part,
the receipt of which is hereby acknowledged, and pursuant
to the authority of the Board of Managers of said
corporation, by these presents does REMISE, RELEASE,
ALIEN AND CONVEY unto the party of the second part,
and to its heirs and assigns, FOREVER, all the following
described real estate, situated in the County of COOK and
State of ILLINOIS and described as follows, to wit:

**(SEE ATTCHED RIDER FOR LEGAL DESCRIPTIONS, PERMANENT INDEX NUMBERS
AND COMMON ADDRESSES)**

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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises
as above described, with the appurtenances, unto the party of the second part, its 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, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said
premises 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: --

PERMANENT INDEX NUMBERS: (SEE ATTCHED RIDER)
COMMONLY KNOWN AS: (SEE ATTACHED RIDER)

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its
name to be signed to these presents by its CEO and Its CFO the day and year first above written.

CHICAGO LAND & TITLE, LLC

By: _____ (CEO)

Attest: _____ (CFO)

THIS TRANSACTION EXEMPT UNDER
CHICAGO TRANSFER TAX ORD. PAR D.

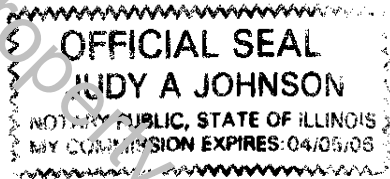
12/6/04

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **DAVID M. FLEISHMAN**, personally known to me to be the CEO of **CHICAGO LAND & TITLE, LLC** an Illinois Limited Liability Company, and **JEFF BOWLES**, personally known to me to be the CFO of said LLC, 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 Officers, they signed and delivered the said instrument and caused the seal of said LLC to be affixed thereto, pursuant to authority, given by the Board of Managers of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and seal, this 29th day of November, 2004.



Judy A. Johnson
Notary Public

This instrument was prepared by David M. Fleishman, 77 West Washington #1115, Chicago, Illinois 60602

MAIL TO:

DAVID M. FLEISHMAN
77 W. WASHINGTON #1115
CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

ASTER LAND CO.
77 W. WASHINGTON #1115
CHICAGO, IL 60602

PROPOSED BY COOK COUNTY CLERK'S Office

UNOFFICIAL COPY

PARCEL 1:

LOT 29 IN BLOCK 5 IN TABOR'S SUBDIVISION OF BLOCKS 5, 6, 9, 10, 11 AND 12 IN THE SUBDIVISION BY L.C. FREER (AS RECEIVER) OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-22-223-028-0000**
COMMONLY KNOWN AS: **1534 SOUTH KOLIN, CHICAGO, ILLINOIS**

PARCEL 2:

LOT 26 AND THE SOUTH ½ OF LOT 25 IN BLOCK 4 IN FRANK WELLS AND COMPANY'S BOULEVARD SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-103-032-0000**
COMMONLY KNOWN AS: **1250 SOUTH INDEPENDENCE, CHICAGO, ILLINOIS**

PARCEL 3:

LOT 4 IN BLOCK 5 OF FRANK WELLS AND COMPANY'S BOULEVARD SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-110-007-0000**
COMMONLY KNOWN AS: **1309 SOUTH AVERS, CHICAGO, ILLINOIS**

PARCEL 4:

LOTS 12 AND 13 IN BLOCK 5 OF FRANK WELLS AND COMPANY'S BOULEVARD SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-110-012-0000**
COMMONLY KNOWN AS: **1329 SOUTH AVERS, CHICAGO, ILLINOIS**

PARCEL 5:

LOT 3 IN BLOCK 4 IN DOWNING, CORNING AND PRENTISS' DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 4 AND LOT 2 IN BLOCK 3 IN THE CIRCUIT COURT PARTITION OF THE EAST ½ OF THE NORTHEAST ¼ AND THAT PART OF THE EAST OF THE SOUTHEAST ¼ LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-211-016-0000**
COMMONLY KNOWN AS: **1304 SOUTH SPAULDING, CHICAGO, ILLINOIS**

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PARCEL 6:

THE SOUTH 31 FEET 3 INCHES OF LOT 19 IN BLOCK 8 IN GRANT'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 12/16/1968 AS DOCUMENT 192588 OF MAPS PAGE 34, IN COOK COUNTY, ILLINOIS,

PERMANENT INDEX NUMBER: **16-23-225-010-0000**
COMMONLY KNOWN AS: **1529 SOUTH TRUMBULL, CHICAGO, ILLINOIS**

PARCEL 7:

LOT 32 IN BLOCK 2 OF MOORE'S SUBDIVISION OF LOT 1 OF SUPERIOR COURT PARTITION OF THE WEST 60 ACRES NORTH OF SOUTH WESTERN PLANK ROAD IN THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-301-023-0000**
COMMONLY KNOWN AS: **1657 SOUTH HARDING, CHICAGO, ILLINOIS**

PARCEL 8:

LOT 43 IN HUFF AND MULLEN'S SUBDIVISION OF 5 ACRES IN THE SOUTHWEST CORNER OF THAT PART OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ LYING NORTH OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-400-078-0000**
COMMONLY KNOWN AS: **1828 SOUTH DRAKE, CHICAGO, ILLINOIS**

PARCEL 9:

LOT 7 IN WOOD'S LAWNDALE SUBDIVISION BEING A SUBDIVISION OF THAT PART LYING NORTH OF OGDEN AVENUE OF THE EAST ½ OF THE WEST ½ OF THE WEST ½ TOGETHER WITH THE NORTH 265 FEET OF THE WEST ½ OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-401-026-0000**
COMMONLY KNOWN AS: **1616 SOUTH ST. LOUIS, CHICAGO, ILLINOIS**

PARCEL 10:

LOT 11 IN WOOD'S LAWNDALE SUBDIVISION BEING A SUBDIVISION OF THAT PART LYING NORTH OF OGDEN AVENUE OF THE EAST ½ OF THE WEST ½ OF THE WEST ½ TOGETHER WITH THE NORTH 265 FEET OF THE WEST ½ OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-401-030-0000**
COMMONLY KNOWN AS: **1626 SOUTH ST. LOUIS, CHICAGO, ILLINOIS**

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PARCEL 11:

LOT 3 IN W.G. GORDON'S SUBDIVISION OF LOTS 31 TO 37 INCLUSIVE IN BLOCK 8 IN DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION IN THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-414-017-0000**
COMMONLY KNOWN AS: **1835 SOUTH SAWYER, CHICAGO, ILLINOIS**

PARCEL 12:

LOTS 15 AND 16 IN BLOCK 15 IN DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION OF ALL THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-422-035-0000**
COMMONLY KNOWN AS: **1936 SOUTH KEDZIE, CHICAGO, ILLINOIS**

PARCEL 13:

LOT 31 IN BLOCK 2 IN DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION OF ALL THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-426-007-0000**
COMMONLY KNOWN AS: **2117 SOUTH CHRISTIANA, CHICAGO, ILLINOIS**

PARCEL 14:

LOT 6 IN BLOCK 7 IN FRANK WELLS AND COMPANY'S BOULEVARD SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-108-005-0000**
COMMONLY KNOWN AS: **1315 SOUTH HARDING, CHICAGO, ILLINOIS**

PARCEL 15:

LOT 4 IN COOPER'S SUBDIVISION OF LOTS 32 TO 35, BOTH INCLUSIVE, IN L.B. DOUD'S SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 125 FEET DONATED TO THE WEST PARK COMMISSIONERS), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-120-031-0000**
COMMONLY KNOWN AS: **1448 SOUTH MILLARD, CHICAGO, ILLINOIS**

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PARCEL 16:

LOT 13 IN BLOCK 2 IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-116-024-0000**

COMMONLY KNOWN AS: **1416 SOUTH AVERS, CHICAGO, ILLINOIS**

PARCEL 17:

LOT 45 IN DURHAM'S SUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: **16-23-129-003-0000**

COMMONLY KNOWN AS: **1509 SOUTH MILLARD, CHICAGO, ILLINOIS**

PARCEL 18:

THE NORTH $\frac{1}{2}$ OF LOT 8 AND THE SOUTH $\frac{1}{2}$ OF LOT 9 IN GAMMON THEOLOGICAL SEMINARY SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE AND THE EAST $\frac{1}{2}$ OF LOT 6, THE WEST 10 FEET OF LOT 19, ALL OF LOTS 20 TO 24 INCLUSIVE, THE EAST $\frac{1}{2}$ OF LOT 43, AND ALL OF LOTS 44 TO 48 INCLUSIVE, ALL IN BLOCK 3 IN D. GOODWIN'S SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE NORTH $\frac{1}{2}$ OF LOT 9 AND THE SOUTH 14 $\frac{1}{2}$ FEET OF LOT 10 IN GAMMON THEOLOGICAL SEMINARY SUBDIVISION OF PART OF BLOCK 3 IN D. GOODWIN'S SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PERMANENT INDEX NUMBERS: **16-23-202-017-0000 and 16-23-202-018-0000**

COMMONLY KNOWN AS: **1246-48 SOUTH ST. LOUIS, CHICAGO, ILLINOIS**

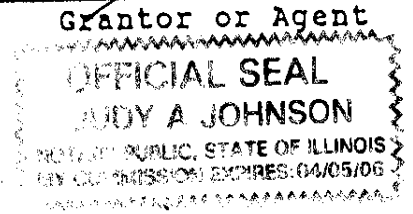
STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 December 6, 2004

Signature: 

Subscribed and sworn to before me by the said David M. Fleishman this 6th day of December, 2004
Notary Public Judy A. Johnson

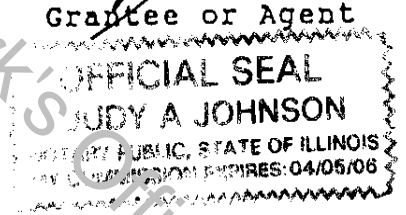


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 6, 2004

Signature: 

Subscribed and sworn to before me by the said David M. Fleishman this 6th day of December, 2004
Notary Public Judy A. Johnson



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.

(Attach 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.)



EUGENE "GENE" MOORE

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