## **UNOFFICIAL COPY**

SPECIAL WARRANTY
DEED
(Corporation to
Individual)
(Illinois)

THIS INDENTURE, made this 27<sup>TH</sup> day of December, 2004, between BREAKING GROUND, INC., f/k/a Upward Bound Inc., d/b/a Upward Bound Development a corporation created and existing under and by virtue of the laws of the



Doc#: 0501033003 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 01/10/2005 07:20 AM Pg: 1 of 4

State of Illinois and duly author zel to transact business in the State of Illinois, party of the first part, and DANA STEVENS, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook in the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainter 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 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 the matters set forth on Exhibit B attached hereto and made a part hereof:

Permanent Real Estate Index Number(s):

16-23-205-042-0000

Address of Real Estate:

1250 S. Spaulding, Chicago, Illinois

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Assistant Director, the day and year first above written.

### BREAKING GROUND, INC.,

an Illinois corporation, f/k/a Upward Bound, Inc., d/b/a Upward Bound Development

	By: 1027_
	Name: Jeff Dennis
	Its: <u>Executive Director</u>
This instrument was prepared by: <b>GERALD J. SHERMAN, ESQ.</b> , Sonnenschein Nath & Rosenthal LLP, 8000 Sears Tower, Chicago, Illinois 60606.	
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Dana Stevens	Dana Stevens
1250 S. Spaulding	1250 S. Spaulding
Chicago, IL 60623	Chicago, IL 60623
<b>Anno 10</b>	
STATE OF ILLINOIS ) ss.	"OFFICIAL SEAL" YOLANDA D. HARRIS NOTARY PUBLIC, STATE OF ILLINOIS
COUNTY OF COOK )	MY COMMISSION CAPIRES 2/21/2007
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO	
HEREBY CERTIFY that	
Executive Director	of Breaking Ground, Inc., a Illinois
corporation, f/k/a Upward Bound Inc., d/b/a Upward Bound Development, 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 severally acknowledged that as such <u>Executive Director</u> ,	
s/he signed and delivered the said instrument, 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 /// day of December, 2004.	
Holarda C. Clarri	
Section 4. Notary Public	
Exempt under provisions of Paragraph B., Section 4. Notary Public Commission expires 22/07  Real Estate Transfer Tax Act.	
Real Estate Transier	
Date Buyer, Seller or Representative	

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#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

LOT 27 IN BLOCK 1 IN DOWNING, COKNING & PRENTISS DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 4 AND LOT 2 IN BLOCK 3 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE NORTHEAST ¼ AND THAT PART OF THE EAST ½ OF THE SE ¼ LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

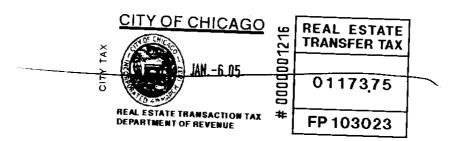
COMMON ADDRESS:

1250 S. SPAULDING, CHICAGO, ILLINOIS

PIN NO:

16-23-205-042-0000





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#### EXHIBIT B

- 1. Taxes for 2004 tax year.
- 2. Terms, provisions, covenants, conditions, restrictions and limitations of the ordinance approving the Urban Renewal Plan, a copy of which was recorded May 20, 1968 as Document 20494541
- 3. Covenants, conditions and restrictions contained in Deed dated February 2, 2004 and recorded February 6, 2004 as Document number 0403739044 relating to:

Use of the Land under the provisions of the New Homes for Chicago Program and regarding the costs of buildings to be constructed on the Land.

Payment of real estate taxes.

Construction of single family lones or 2-flat buildings.

Grantee shall not convey Land without written approval of Grantor.

Discrimination.

Employment obligations.

(For further particulars, see record.)

- oun Coun 4. Terms, provisions and conditions of Redevelopment Agreement, New Homes for Chicago, Upward Bound, Inc., dated March 14, 2003 and recorded June 20, 2003 as Document 031811149 as amended from time to time. (Affects the Land and other property) (For further particulars, see record)
- 5. Affordable Housing Program Recapture Agreement made by and between Bank One. NA and Upward Bound, Inc., d/b/a Upward Bound Development, dated June 17, 2003 and recorded June 30, 2003 as Document Number 031811157.

First Amendment to Affordable Housing Program Recapture Agreement recorded September 2, 2003 as Document Number 0324505024. (Affects the Land and other property) (For further particulars, see record)