

# UNOFFICIAL COPY



05055200780

## SPECIAL WARRANTY DEED

After Recording Mail To:

MARK M. LYMAN  
HENDERSON & LYMAN  
175 W. JACKSON BLVD. #240  
Chicago, IL 60604

Doc#: 0505520078

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 02/24/2005 11:39 AM Pg: 1 of 3

Mail Tax Bills To:

1874 N. MILWAUKEE LLC  
175 W. JACKSON BLVD. #240  
Chicago, IL 60604

HS60612

### HERITAGE TITLE COMPANY

Know All Men By These Present ERC PROPERTIES FOUNDATION, INC., an Illinois not for profit corporation (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to Grantor, by 1874 NORTH MILWAUKEE AVE., LLC, an Illinois limited liability company (the "Grantee") of the City of Chicago, County of Cook State of Illinois, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these present does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described property situated in the City of Stone Park, Cook County, State of Illinois to-wit:

Legal Description Attached.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the permitted encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, forever, and the Grantor does hereby bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all an singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Commonly known as: 1874 N. Milwaukee Avenue, Chicago, Illinois 60647  
Permanent Index Number: 14-31308-052-0000

This conveyance is subject to the following: General taxes for 2004 and subsequent years; covenants, conditions and restrictions of record; easements; special governmental taxes and assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments.

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

369311

\$10,125.00

02/22/2005 15:17 Batch 02273 48

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Dated: FEBRUARY 16, 2005

ERC PROPERTIES FOUNDATION, INC.  
an Illinois NOT FOR PROFIT CORPORATION

By: *Rolando Correa*  
ROLANDO CORREA  
PRESIDENT

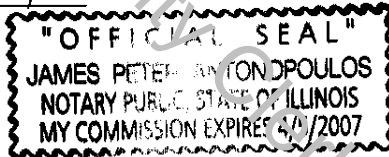
STATE OF ILLINOIS            ) ss.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROLANDO CORREA, are 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 acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 16<sup>th</sup> day of February, 2005.

*James P. Antonopoulos*  
Notary Public

My commission expires on 4/5/07



PREPARED BY:  
JAMES P. ANTONOPOULOS, ESQ.  
5045 N. HARLEM AVENUE  
CHICAGO, ILLINOIS 60656-3501

Notary Public's Office

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**Exhibit A**

**H-56062**

**LOTS 50, 51, 52, AND 53 IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.I.N. 14-31-308-052-0000**

**C/K/A 1874 N. MILWAUKEE AVENUE, CHICAGO, ILLINOIS 60647-4464**

Property of Cook County Clerk's Office