

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT made this 11<sup>th</sup> day of April, 2005 between HOME ACQUISITIONS, INC., a Corporation 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, BLACKFACE PROPERTIES, INC., an Illinois Corporation, 1854 W. 59<sup>th</sup> Street, Chicago, Illinois 60636, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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 known and described as follows, to wit:



Doc#: 0513703118  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/17/2005 04:20 PM Pg: 1 of 3

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBERS : 17-09-106-054-1293  
COMMON STREET ADDRESS: 345 N. LaSalle, Unit 1210, Chicago, Illinois 60610

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyway 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, 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 hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

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

HOME ACQUISITIONS, INC.

BY:

*Timothy T. Balin*  
Timothy T. Balin, President

ATTEST

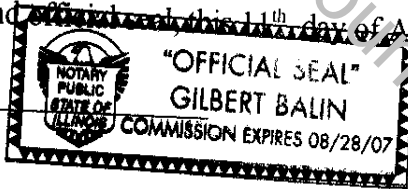
*Timothy T. Balin*  
Timothy T. Balin, Secretary

State of Illinois )  
  ) ss  
County of Cook )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of HOME ACQUISITIONS, INC. an Illinois Corporation, 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 acknowledged that as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 11<sup>th</sup> day of April, 2005.

Commission Expires \_\_\_\_\_



*Gilbert Balin*  
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Mail To: BLACKFACE Properties  
1854 W 59<sup>th</sup> St  
Chgo. IL 60636

Send subsequent tax bills to:  
BLACKFACE Properties  
1854 W 59<sup>th</sup> St  
Chgo. IL 60636

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PARCEL 1: UNIT 1210 IN THE STERLING PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE STERLING RESIDENCES SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 5, 6, AND 7 IN BLOCK 3 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020107550 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR STRUCTURAL ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 CREATED BY DECLARATION OF COVENANT, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 12, 2001 DOCUMENT 01174517

PIN: 17-09-406-054-1293

Address: 345 N. LaSalle, Unit 1210, Chicago, Illinois 60610

City of Chicago  
 Dept. of Revenue  
 380385



Real Estate  
 Transfer Stamp  
 \$2,100.00

05/17/2005 15:49 Batch 14358 84

STATE TAX  
 STATE OF ILLINOIS  
 MAY. 17.05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000020087  

REAL ESTATE TRANSFER TAX
00280.00
FP326660

COUNTY TAX  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 MAY. 17.05  
 REVENUE STAMP

# 0000168308  

REAL ESTATE TRANSFER TAX
00140.00
FP326670

Cook County Clerk's Office