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WARRANTY DEED



Doc#: 0515802151
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/07/2005 01:16 PM Pg: 1 of 3

THE GRANTOR, **GROWING HOME, INC.**, a not-for-profit 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, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS** to:

TESTA PROPERTIES, L.L.C., an Illinois limited liability company
1501 S. Blue Island Avenue
Chicago, IL 60608

HR

the following described Real Estate situated in the County of Cook in the State of Illinois; to wit:

SEE ATTACHED EXHIBIT A

Subject only to general real estate taxes for the year 2004 and subsequent years; covenants, conditions and restrictions of record; certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance of the Property and other property; roads and highways, if any; applicable zoning and building lines and ordinances; acts done or suffered by Purchaser or by any party claiming by, through or under Purchaser; party wall rights, if any; and all installments of special assessments heretofore levied falling due after date of closing.

Permanent Index Nos: 17-20-119-033; 17-20-119-015; 17-20-119-014; 17-20-119-013
Commonly Known as: 1201-21 W. 14th Street, Chicago, IL 60608

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 1st day of June, 2005.

BY: 
Its Executive Director

This instrument was prepared by: Miner, Barnhill & Galland, P.C., 14 West Erie St., Chicago, IL 60610

Mail to:

Mark T. O'Toole, Esq.
Foran, O'Toole & Burke, LLC
321 N. Clark Street, Suite 2450
Chicago, IL 60610

Send Subsequent Tax Bills to:

TESTA PROPERTIES, L.L.C.

Box 400-CTCC

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8d53655-10d-7ms (2 of 4)

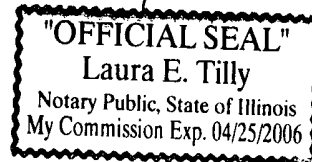
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State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that Harry Rhodes personally known to me to be the Executive Director of the 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 Executive Director he 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 1st day of June, 2005.


L E Tilly
 Notary Public




Exempt under Real Estate Transfer Tax Act Sec. 4

Par. B & Cook County Ord. 95104 Par. _____

Date 6-1-05 Sign Laura Tilly

| | | | |
|------------|--|--------------|---------------------------------|
| COUNTY TAX |  COOK COUNTY REAL ESTATE TRANSACTION TAX JUN. - 6.05 REVENUE STAMP | # 0000000906 | REAL ESTATE TRANSFER TAX |
| | | | 0044525 |
| | | | FP 103022 |

| | | | |
|----------|--|--------------|---------------------------------|
| CITY TAX |  CITY OF CHICAGO JUN. - 6.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000001857 | REAL ESTATE TRANSFER TAX |
| | | | 0667900 |
| | | | FP 103023 |

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lots 1 to 13, inclusive, and the 10-foot vacated alley lying between the West line of Lot 8 extended south, and the South line of West 14th Street; also, the 10-foot vacated alley lying South of and adjoining Lots 9 to 13, inclusive, being the North 10.00 feet of the former 26-foot alley, all in Hitzmann's Subdivision of the North part of 1-1/2 acres in the Northeast corner of Block 9 of Sampson and Greene's Addition to Chicago, a subdivision of the Northwest ¼ of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, (except 5 acres in the Northwest corner of the East ½ of said tract), in Cook County, Illinois.

PINs: 17-20-119-033
 17-20-119-015
 17-20-119-014
 17-20-119-013

Common Address: 1201-21 W. 14th Street
 Chicago, IL 60608