

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corporation to Individual)



Doc#: 0533505318 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2005 03:37 PM Pg: 1 of 3

1-9-3 SR
12/01/05/51513

THIS INDENTURE, made this 28th day of October, 2005 between Prospero, LLC, 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 Anthony Banks, a married man, of 1930 South Federal, Unit C, Chicago, Illinois 60616, party of the second part.

WITNESSETH, that the said party of the first part, for and inconsideration of the sum of TEN & 00/100 DOLLARS, 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 Members of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all of the following described land, situated in the County of Cook and State of Illinois known, and described as follows, to wit:

LOT 3 IN PROSPERO HOMES OF NORTH KENWOOD SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Real estate taxes not yet due and payable; zoning, building and use restriction laws or ordinances; all rights, easements, conditions, covenants and reservations of record; Public, Private and Utility easements, provided the Premises does not encroach thereon; special taxes and assessments for improvements not being constructed by Seller and not yet completed; roads and highways; acts done or suffered by Buyer; and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number(s): 20-02-318-034-0000

Address(es) of Real Estate: 4612 South Woodlawn Avenue, Chicago, Illinois 60653

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

Near North National Title
222 N. LaSalle
Chicago, IL 60601


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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	0030600	FP326657
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000008155


COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. 21.05
 REVENUE STAMP
 COUNTY TAX



REAL ESTATE TRANSFER TAX	0061200	FP326703
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000010295


STATE OF ILLINOIS
 STATE TAX
 NOV. 21.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX	0459000	FP326675
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000009551

CITY OF CHICAGO
 CITY TAX
 NOV. 21.05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE



UNOFFICIAL COPY

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 incumbered or changed, 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 FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager the day and year first above written.

PROSPERO, LLC, an Illinois limited liability company

By: [Signature]
Gary Poter, member

By: Neighborhood Rejuvenation Partners L.P., a Delaware
member, an Illinois limited partnership,

By: Davis Associates Managers, LLC, a Delaware
general partner, an Illinois limited liability company,

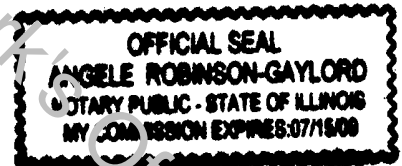
By: [Signature]
Allison S. Davis, manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gary Poter, personally known to me to be the Member of Prospero, LLC, and Allison S. Davis, manager of Davis Associates Managers LLC, general partner of Neighborhood Rejuvenation Partners L.P., the Member of Prospero LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument pursuant to authority given by the Members of said company, as their free and voluntary act, and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of October, 2005

[Signature] (Notary Public)



Prepared By: Nancy Schiavone
54 West Hubbard, Concourse Level
Chicago, Illinois 60610

Mail To:
Paul E. Bennett, II, Esq.
Neal Leary, LLC
203 N. LaSalle, #2300
Chicago, IL 60601

Name & Address of Taxpayer:
Anthony Banks
4612 S. Woodlawn
Chicago, IL 60653