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0535633226

After recording return to:

Doc#: 0535633226 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/22/2005 01:25 PM Pg: 1 of 6

John C. Gottlieb, Esq.
Tiesenga & Tiesenga, P.C.
25 W. North Avenue
Villa Park, Illinois 60181

SPECIAL WARRANTY DEED

(Illinois)

(Recorder's Stamp)

THIS SPECIAL WARRANTY DEED is made as of the 20th day of December, 2005 by Doris Ashkin, married to Laurence Ashkin, as to an undivided 50% interest, having an address of 180 East Pearson, Unit 6202, Chicago, IL 60611 and Robert Hahn, married to Janet York, as to an undivided 50% interest, as tenants in common, having an address of 3200 Cummings Lane, Chevy Chase, MD 20815 (collectively, the "Grantor") to Jesus People U.S.A. Full Gospel Ministries, an Illinois not for Profit Corporation d/b/a Lakefront Roofing Supply (the "Grantee") having an address of 2950 N. Western, Chicago, IL 60618.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargain, Sells, Aliens, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively, the "Property"):

1. The real property described on Exhibit A attached hereto and made a part hereof (the "Land");
2. All and singular the rights, benefits, privilege, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including, any and all mineral rights, development rights, water rights and the like; and
3. All right, title and interest of Grantor in and to all strips, gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

Box 400-CTCC

82789430228


G
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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

STATE TAX

STATE OF ILLINOIS



DEC. 21.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004360

REAL ESTATE TRANSFER TAX
0028300
FP 103024

GRANTOR:

By: *Doris Ashkin*
Doris Ashkin


By: *R. Hahn*
Robert Hahn

By: *Laurence Ashkin*
Laurence Ashkin

By: *Janet York*
Janet York

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 21.05

REVENUE STAMP

0000002647

REAL ESTATE TRANSFER TAX
0014150
FP 103022

NOTE: Laurence Ashkin and Janet York join in the execution of this Special Warranty Deed solely for the purpose of releasing their homestead rights, if any.

THIS INSTRUMENT WAS PREPARED BY:

Mary B. Koberstein, Esq.
Centrum Properties, Inc.
225 West Hubbard Street, 4th Floor
Chicago, IL 60610


*Send subsequent Tax Bill To:
Jesus People, U.S.A.
Lakefront Supply
2950 North Western
Chicago, IL 60618*

RETURN TO:
~~SEND-SUBSEQUENT TAX BILLS TO~~

John C. Gottlieb, Esq.
Tiesenga & Tiesenga, P.C.
25 W. North Avenue
Villa Park, Illinois 60181

CITY TAX

CITY OF CHICAGO



DEC. 21.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002863

REAL ESTATE TRANSFER TAX
0212250
FP 103023

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STATE OF ILLINOIS)

) SS:

COUNTY OF COOK)

I Jennifer Mulvaney, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Doris Ashkin, 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 to me that she, being duly authorized, signed and delivered said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 20th day of December, 2005.

Jennifer Mulvaney
NOTARY PUBLIC

COMMISSION EXPIRES: _____



STATE OF ILLINOIS)

) SS:

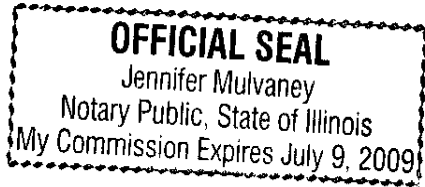
COUNTY OF COOK)

I Jennifer Mulvaney, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Robert Hahn, 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 to me that he, being duly authorized, signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 20th day of December, 2005.

Jennifer Mulvaney
NOTARY PUBLIC

COMMISSION EXPIRES: _____



UNOFFICIAL COPY

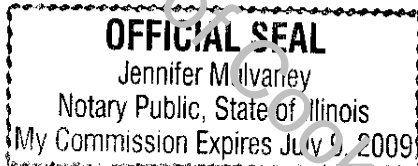
STATE OF ILLINOIS)
)
COUNTY OF COOK) SS:

I Jennifer Mulvaney, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Laurence Ashkin, 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 to me that he, being duly authorized, signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 20th day of December, 2005.

Jennifer Mulvaney
NOTARY PUBLIC

COMMISSION EXPIRES: _____



STATE OF ILLINOIS)
)
COUNTY OF COOK) SS:

I Jennifer Mulvaney, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Janet York, 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 to me that he, being duly authorized, signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 20th day of December, 2005.

Jennifer Mulvaney
NOTARY PUBLIC

COMMISSION EXPIRES: _____



UNOFFICIAL COPY

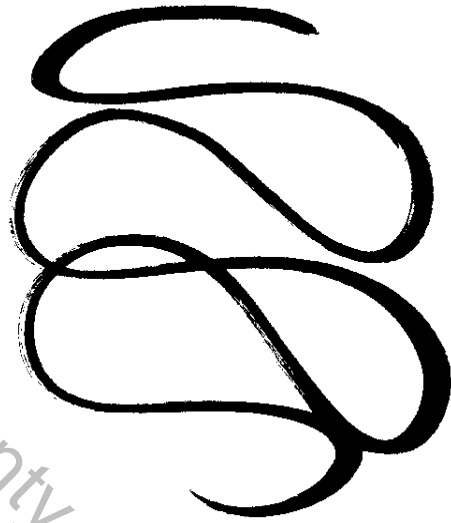
EXHIBIT A

Legal Description

LOTS 19, 20, 21, 22, 32, 33 AND 34 IN BLOCK 1 IN L. E. CRANDALL'S FOREST GLEN SUBDIVISION, BEING A SUBDIVISION OR PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS

13-09-223-013-0000
13-09-223-014-0000
13-09-223-015-0000
13-09-223-016-0000
13-09-223-030-0000
13-09-223-031-0000
13-09-223-032-0000

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and curves.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. General taxes for the year 2004, second installment and subsequent years.
2. Encroachment of fence located mainly on the property west of and adjoining onto Lot 34 by approximately 8-inches.
3. Matters disclosed by an accurate survey of the Property.

Property of Cook County Clerk's Office

