

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 17th day of January, 2006, between CHICAGO LAND SALES COMPANY, an Illinois Corporation 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 CRI Development, L.L.C., 207 East Ohio, Suite 363, Chicago Illinois 60611, 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 **REMOVE, 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:

The North 15 Feet of Lot 33 and the South 13 Feet of Lot 34 in Powell and Mason's Resubdivision of all the Lots and vacated alley in Block 9 of Lee's Subdivision of the West 1/2 of the Southeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-20-419-027-0000

Commonly Known As: 6951 South Carpenter Street, Chicago IL 60621

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed. Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect Buyer's use and enjoyment of the Property for single family residence purposes.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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.



Doc#: 0603303110 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/02/2006 02:54 PM Pg: 1 of 2

City of Chicago
Dept. of Revenue
415650
02/01/2006 14:16 Batch 11885 45



Real Estate
Transfer Stamp
\$142.50

STATE OF ILLINOIS

STATE TAX



FEB -2.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000031569

REAL ESTATE
TRANSFER TAX

0001900

FP326660

LASALLE TITLE
FILE # 11259

IM1

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB -2.06
REVENUE STAMP

0000182487

REAL ESTATE
TRANSFER TAX
0000950
FP326670

UNOFFICIAL COPY

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 persons 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 17th of January, 2006.

CHICAGO LAND SALES COMPANY

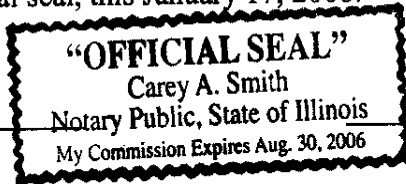
By *Timothy T. Balin* President
 Attest *Timothy T. Balin* Secretary

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 of CHICAGO LAND SALES COMPANY, an Illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said 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 severally acknowledged that such President and Secretary, signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

Given under my hand and official seal, this January 17, 2006.

Commission Expires _____



Carey A. Smith
 NOTARY PUBLIC

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

Mail To:

Anthony M. Danzine
3604 W. LAVERNE
CHICAGO ILL 60618

Send subsequent tax bills to:

CRS Development
2076 Ohio
Chicago 60611