



Doc#: 0605202305 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2008 01:39 PM Pg: 1 of 5

**THIS INSTRUMENT
WAS PREPARED BY:**

Peter C. Quigley, Esq.
Advanced Development Solutions LLC
One East Superior, Suite 604
Chicago, Illinois 60611

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 9th day of February, 2006, by **AVALON PARK LIMITED PARTNERSHIP**, an Illinois limited partnership ("Grantor"), having an address of One East Superior Street, Suite 604, Chicago, Illinois 60611, to Gilbert and Velma Hailey, a married couple ("Grantee"), having an address of 7845 S. Woodlawn, Chicago, Illinois 60619.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged by Grantor, and pursuant to authority of the Board of Directors of the General Partner of the Grantor, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, the property situated in the County of Cook and State of Illinois described as follows (the "Property"):

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 7845 S. Woodlawn Avenue
Chicago, Illinois 60619

Permanent Index No.: 20-26-424-014-0000

The Property is being conveyed subject to those title exceptions and other matters set forth on Exhibit A attached hereto and made a part hereof (the "Permitted Title Exceptions").

Together with all and singular the 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 Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Property, with the appurtenances, unto the Grantee and its successors and assigns forever.

Box 400-CTCC

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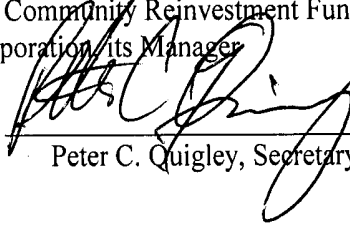
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done, or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said Property, against all persons lawfully claiming by, through or under the Grantor, subject only to the Permitted Title Exceptions.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

AVALON PARK LIMITED PARTNERSHIP, an Illinois limited partnership

By: ADVANCED DEVELOPMENT SOLUTIONS LLC, an Illinois limited liability company, its general partner


By: Community Reinvestment Fund, Inc., an Illinois not for profit Corporation, its Manager


By: 
Peter C. Quigley, Secretary


Property of Cook County Clerk's Office

MAIL TAX BILLS TO AND RETURN AFTER RECORDING TO:

Gilbert & Velma Hailey
7845 S. Woodlawn Avenue
Chicago, Illinois 60619

STATE TAX		STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
		FEB. 17. 06		00172.00	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		# 0000024669	FP 103024		

COUNTY TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX	
		FEB. 17. 06		00086.00	
REVENUE STAMP		# 000002660	FP 103022		

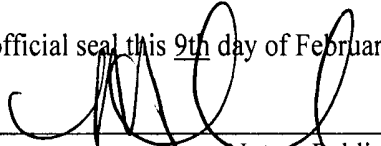
CITY TAX		CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
		FEB. 17. 06		01290.00	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		# 000003048	FP 103023		

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Melissa Conn, a notary public in and for the County and State aforesaid, do hereby certify that on this day personally appeared before me Peter C. Quigley, personally known to me to be the Secretary of **ADVANCED DEVELOPMENT SOLUTIONS LLC**, an Illinois limited liability company, which is the general partner of Avalon Park Limited Partnership, an Illinois limited partnership, and acknowledged that he signed and delivered said instrument as his free and voluntary as Secretary of said corporation, as that the said instrument was signed and delivered in the name and on behalf of said corporation as the free and voluntary act and deed of said corporation and said partnership.

GIVEN under my hand and official seal this 9th day of February, 2006.



Notary Public

Commission Expires _____ {SEAL}



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STREET ADDRESS: 7845 SOUTH WOODLAWN AVENUE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 20-26-424-014-0000

LEGAL DESCRIPTION:

LOT 29 IN BLOCK 95 IN CORNELL, A SUBDIVISION IN SECTION 26 AND SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT A

Permitted Title Exceptions

1. Real estate taxes not yet due and payable, taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
2. Zoning and building laws or ordinances.
3. Roads, alleys and highways.
4. Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.
5. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons), relating to:

Construction and completion of the project;
Conveyance of single-family homes and two-flat buildings;
Non-discrimination in hiring, selling, and leasing;

Contained in the redevelopment agreement recorded October 25, 2 1999 as Document #09000092, which does contain a reversionary or forfeiture clause.

Agreement amending redevelopment agreement recorded July 30, 2003 as document #0321135090.