

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 16th day of March, 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 REMISE, RELINQUISH, ALIEN AND CONVEY FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 2 in Block 6 in Marston and Augur's Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-20-325-019-0000
Commonly Known As: 7002 South Laffin Street, Chicago IL 60636

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#: 0608031064 Fee: \$26.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/21/2006 01:32 PM Pg: 1 of 2

STATE OF ILLINOIS



MAR.21.06

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000033691

REAL ESTATE TRANSFER TAX
0001650
FP326660

LASALLE TITLE
 FILE # 172684

1061

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAR.21.06
 REVENUE STAMP

0000185529

REAL ESTATE TRANSFER TAX
0000825
FP326670

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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 16th of March, 2006.

CHICAGO LAND SALES COMPANY

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
424746 \$123.75
03/17/2006 15:14 Batch 07250 73

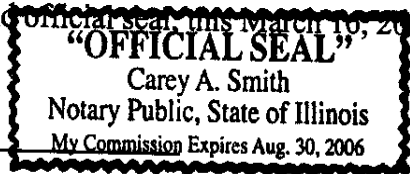


By Timothy T. Balin President
Attest: Timothy T. Balin Secretary

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 therein set forth.

Given under my hand and official seal, this March 16, 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 Panzilo CRF
3604 W. 12th St 3604 W. 12th St
Chicago, IL 60608 Chicago, IL 60608
CRF

Send subsequent tax bills to: