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This instrument prepared by:
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Chicago, Illinois 60606



Doc#: 0617346150 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2008 02:58 PM Pg: 1 of 3

After Recording mail to:
Orlando Velazquez
McGrath & Velazquez
3310 N. Harlem Avenue
Chicago, Illinois 60634

Send subsequent tax bills to:

CHARITY AND CHINEDU NWARU
1313 MEYER COURT
HOMWOOD IL 60430

SPECIAL WARRANTY DEED

This Indenture, made this 16th day of June, 2006, between **MADISON HOMES PARTNERSHIP, 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 **CHARITY O. NWARU & CHINEDU N. NWARU**, husband and wife, of 1311 Heather Road, Homewood, Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) 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 Managers of said limited liability 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 TENANTS IN COMMON, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A"
ATTACHED HERETO AND MADE PART HEREOF

Permanent Real Estate Index Number(s): a part of 32-08-106-001-0000 & a part of 32-08-106-007-0000

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 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.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, their 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 charged, 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, Subject to: (a) Covenants, conditions and restrictions of record; (b) private, public and utility easements, if any; (c) special taxes or assessments for improvements not yet completed; (d) any unconfirmed special tax or assessment; (e) general taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2005.

10/2

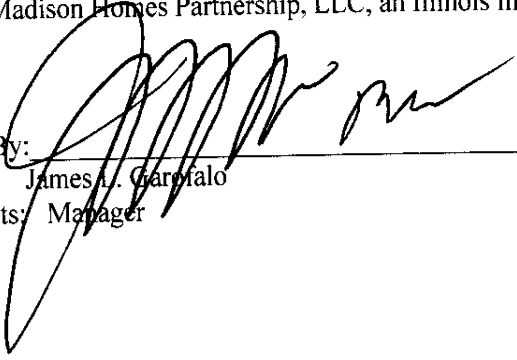
586313
TICOR TITLE

3

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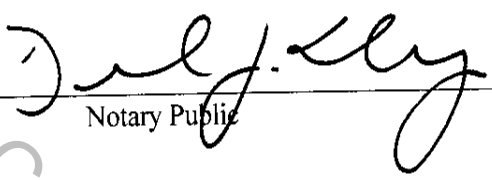
IN WITNESS WHEREOF, said party of the first part has caused it corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

Madison Homes Partnership, LLC, an Illinois limited liability company

By: 
James L. Garofalo
Its: Manager

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James L. Garofalo, 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 that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

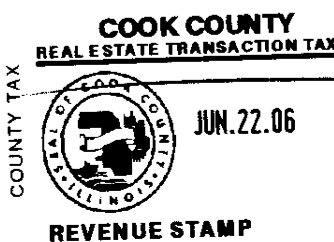
Given under my hand and official seal, this 16 day of JUNE, 2006.


Notary Public

Commission expires: 11/15/08



STATE TAX	REAL ESTATE TRANSFER TAX
# 000000830	00477.00
	FP 103036



COUNTY TAX	REAL ESTATE TRANSFER TAX
# 000000749	00238.50
	FP 103047

TICOR TITLE

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000586313 CH
STREET ADDRESS: 1313 MEYER COURT
CITY: HOMEWOOD **COUNTY:** COOK COUNTY
TAX NUMBER: 32-08-106-001-0000

LEGAL DESCRIPTION:

LOT 11 IN MELVIN K. MEYER ESTATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531434032, IN COOK COUNTY, ILLINOIS.

PIN #'S 32-08-106-001-0000 & 32-08-106-007-0000

Property of Cook County Clerk's Office