

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Doc#: 0617433106 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/23/2006 01:38 PM Pg: 1 of 4

0074
8336656 01
Villa/Borz
CTE

THIS INDENTURE, made this 21st day of June, 2006 between REVERE COMMUNITY HOUSING DEVELOPMENT LLC, an Illinois limited liability company, ("Grantor") and April Lynne Hawkins (the "Grantee"),

(The Above Space for Recorders Use Only)

WITNESSETH, that 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 Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) encroachment of the improvements constructed on the above-referenced premises onto adjoining property or the encroachment of improvements located on adjoining properties into the above-

Box 400-CTCC

4/g

UNOFFICIAL COPY

referenced premises; (vii) covenants, conditions, restrictions, permits and agreements of record, including the (a) Agreement for Sale and Redevelopment of Land by and between Seller and the City of Chicago, an Illinois municipal corporation ("City") dated as of May 12, 2005, and recorded May 16, 2005, as Document No. 0513633180, as amended, (b) Quitclaim Deed by the City dated as of May 12, 2005 and recorded May 16, 2005 as Document No. 0513633181, as amended, and (c) Affordable Housing Covenant to be executed by Grantee in favor of the City and recorded concurrent with the recording of this instrument; (viii) public, private and utility easements; (ix) Grantee's mortgage and that certain Mortgage, Security and Recapture Agreement to be executed at Closing by Grantee in favor of Delta Revere Program LLC and recorded concurrent with the recording of this instrument; (x) rights of the public, the City of Chicago and the State of Illinois in and to that part of said premises taken and used for roads and highways, if any, and (xi) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

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

**REVERE COMMUNITY HOUSING
DEVELOPMENT LLC**, an Illinois limited
liability company

By: _____

Lee Reid, Jr.
Its President

This instrument was prepared by
and after recording return to:

Jeffrey M. Galkin, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 2200
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

April Lynn Hawkins
7344 South Woodlawn
Chicago, Illinois 60619

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Darecia A. Arif, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lee Reid, Jr. personally known to me to be the President of Revere Community Housing Development LLC, an Illinois limited liability company, 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 being first duly sworn by me acknowledged that as such President, he signed and delivered the foregoing instrument pursuant to authority given by the Revere Community Housing Development LLC as his free and voluntary act and as the free and voluntary act and deed of the Revere Community Housing Development LLC for the uses and purposes therein set forth.

GIVEN under my notarial seal this 21st day of June, 2006.



Darecia Arif
Notary Public

STATE TAX

STATE OF ILLINOIS

JUN. 22. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005551

REAL ESTATE TRANSFER TAX
0022500
FP 103024

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. 22. 06

REVENUE STAMP

0000003554

REAL ESTATE TRANSFER TAX
0011250
FP 103022

CITY TAX

CITY OF CHICAGO

JUN. 22. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003741

REAL ESTATE TRANSFER TAX
0168750
FP 103023

UNOFFICIAL COPY

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

LOT 18 IN BLOCK 18 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, THE SOUTH EAST 1/4 OF SECTION 26 (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4) THE NORTH 1/2 OF THE NORTH WEST 1/4, THE SOUTH 1/2 OF THE NORTH WEST 1/4, WEST OF ILLINOIS CENTRAL RAILROAD AND THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 25, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7344 S. WOODLAWN

PERMANENT REAL ESTATE INDEX NO.: 20-26-122-039

NGEDOCs: 017378.0502:1280956.1