

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)



Doc#: 0622605209 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/14/2006 02:27 PM Pg: 1 of 3

FIRST AMERICAN TITLE  
ORDER # 1407473

THIS INDENTURE, made this 16<sup>TH</sup> day of May, 2006, between 1133 West Taylor, LLC, an Illinois limited liability company, party of the first part, and Hey Y. Kwok, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heir(s) and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

### Parcel 1:

Lot 31 in Charles MacAlester's Subdivision of Block 25 in Canal trustees' Subdivision of the Southeast Quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

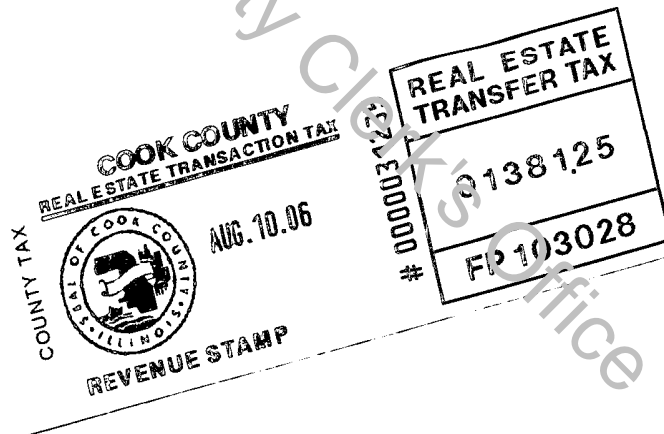
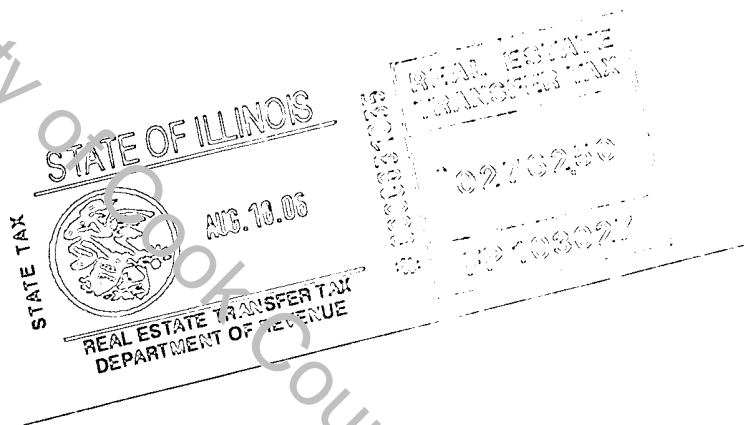
Lot 30 in Charles MacAlester's Subdivision of Block 25 in Canal trustees' Subdivision of the Southeast Quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, their heirs and assigns, FOREVER.

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, her 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 the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; general real estate taxes for the year 2005 second installment and subsequent years; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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Property of Cook County Clerk's Office



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PIN: 17-17-426-033-0000; 17-17-426-034-0000

**Address of Real Estate:** 1133-37 West Taylor  
Chicago, Illinois 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its managing member, the day and year first above written.

1133 West Taylor, LLC,  
an Illinois limited liability company

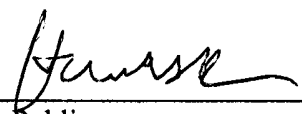
By: Iantoni Ventures, Inc.,  
an Illinois corporation, its manager

By:   
Christian Iantoni, its President

State of Illinois )  
                                  )ss  
County of Cook )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Christian Iantoni; personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

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

  
Notary Public

My commission expires: \_\_\_\_\_



**This instrument was prepared by:**

G. Scott Snively, Esq.  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606

**Record and Mail to:**

Michael Rediger  
217 North Jefferson, Suite 602  
Chicago, Illinois 60602

**Send Subsequent Tax Bills to:**

Hey Y. Kwok  
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