

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 0627727123 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/04/2006 03:38 PM Pg: 1 of 3

THIS AGREEMENT made this 18<sup>th</sup> day of September, 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 Chandra Shealey, 2201 West Wabansia Avenue, Chicago Illinois 60647, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER AND VALUABLE CONSIDERATION in hand paid by the party ~~of the second part~~ <sup>GRAND</sup>, the receipt whereof is hereby ~~acknowledged~~ <sup>HEARD</sup>, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, 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 10 in Block 11 in Jernberg's Subdivision of Blocks 2, 5, 6, 7, 8 and 11 to 28 and Resubdivision of Block 4 of Rood and Weston's Addition to Morgan Park being a Subdivision of part of West 1/2 of Northeast 1/4 except the North 20 acres and the East 1/2 of the Northwest 1/4, except the North 20 acres thereof, in Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.~~

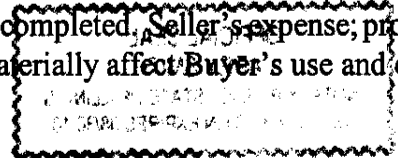
SEE ATTACHED

LASALLE TITLE  
FILE # U3194

(u)

Permanent Index Number(s): 25-20-215-001-0000  
Commonly Known As: 1059 West 112<sup>th</sup> Place, Chgo IL 60643

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.

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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 18<sup>th</sup> of September, 2006.

### CHICAGO LAND SALES COMPANY

By *Timothy T. Balin*  
 President

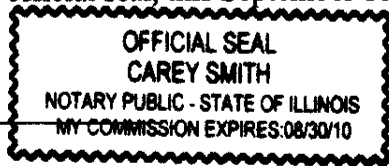
Attest: *Timothy T. Balin*  
 Secretary

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 herein set forth.

Given under my hand and official seal, this September 18, 2006.

Commission Expires \_\_\_\_\_



*Carey Smith*  
 NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: *CHANDRA SHEALEY*  
*GERARD HARTMAN*  
*4 CARRINGTON CT*  
*HAZEL CREST IL 60429*

*CHANDRA SHEALEY*  
*GERARD HARTMAN*  
*4 CARRINGTON CT*  
*HAZEL CREST IL 60429*



Escrow File No.: LT3194

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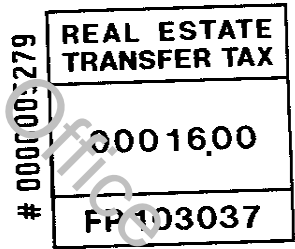
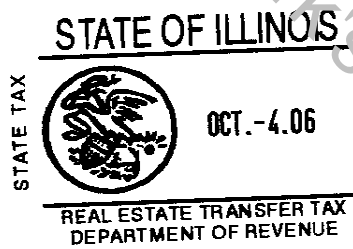
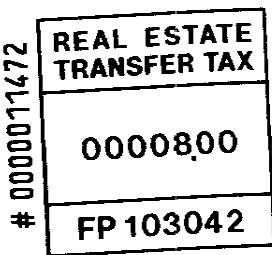
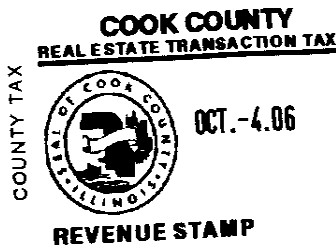
## EXHIBIT "A"

**LOT 10 IN BLOCK 11 IN JERNBERG'S SUBDIVISION OF BLOCKS 2, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, & 28 AND RESUBDIVISION OF BLOCK 4 OF ROOD & WESTON'S ADDITION TO MORGAN PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 EXCEPT THE NORTH 20 ACRES AND THE EAST 1/2 OF THE NORTHWEST 1/4, EXCEPT THE NORTH 20 ACRES THEREOF, IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**


**FOR INFORMATIONAL PURPOSES ONLY**

**Permanent Index No: 25-20-215-001-0000**

**Commonly Known As: 1059 West 112th Place, Chicago, IL 60643**



City of Chicago  
 Dept. of Revenue  
 470266  
 10/04/2006 10:52 Batch 07290 33

 Real Estate  
 Transfer Stamp  
 \$120.00