

# UNOFFICIAL COPY

**THIS INSTRUMENT  
WAS PREPARED BY:**

Peter C. Quigley, Esq.  
Community Reinvestment Fund, Inc.  
850 W. Jackson; Suite 825  
Chicago, Illinois 60607



Doc#: 0634633238 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/12/2006 01:31 PM Pg: 1 of 4

(1 of 3)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 6<sup>th</sup> day of December, 2006, by **AVALON PARK LIMITED PARTNERSHIP**, an Illinois limited partnership ("Grantor"), having an address of 850 West Jackson Blvd, Suite 825, Chicago, Illinois 60607, to **Jacqueline Thomas, AN UNMARRIED WOMAN** ("Grantee"), having an address of 7814 S. Woodlawn, Chicago, Illinois 60619. *rw*

**WITNESSETH**, that he 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 the Grantee, the receipt whereof is hereby acknowledged by Grantor, and pursuant to authority of the Board of Directors of Grantor, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to her successors and assigns, **FOREVER**, the property situated in the County of Cook and State of Illinois described as follows (the "Property"):

LOT 7 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 6 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 6, 7.82 FEET EAST OF THE WEST LINE OF LOT 6, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 7, 3.98 FEET EAST OF THE WEST LINE OF LOT 7) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 7 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 6, IN COOK COUNTY, ILLINOIS.

Property Address: 7814 S. Woodlawn Avenue  
Chicago, Illinois 60619

Permanent Index No.: 20-26-323-096-0000

The Property is being conveyed subject to those title exceptions and other matters set forth on Exhibit A attached hereto and made a part hereof (the "Permitted Title Exceptions").

**Box 400-CTCC**

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Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Property, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done, or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said Property, against all persons lawfully claiming by, through or under the Grantor, subject only to the Permitted Title Exceptions.

**IN WITNESS WHEREOF**, said Grantor has caused its name to be signed to these presents the day and year first above written.

**AVALON PARK LIMITED PARTNERSHIP**, an Illinois limited partnership

By: **ADVANCED DEVELOPMENT SOLUTIONS LLC**, an Illinois limited liability company, its general partner

By: **COMMUNITY REINVESTMENT FUND, INC.**, an Illinois not-for-profit corporation, its manager

By: *Tami L. Wielgus*  
Tami L. Wielgus, Treasurer

**MAIL TAX BILLS TO AND RETURN AFTER RECORDING TO:**

Jacqueline Thomas  
7814 S. Woodlawn Avenue  
Chicago, Illinois 60619

STATE OF ILLINOIS

STATE TAX

DEC. 11.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000006610

REAL ESTATE TRANSFER TAX
0026250
FP 103024

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

DEC. 11.06

REAL ESTATE TRANSFER TAX

# 000004631

REAL ESTATE TRANSFER TAX
0013125
FP 103022

REVENUE STAMP

CITY OF CHICAGO

CITY TAX

DEC. 11.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000004512

REAL ESTATE TRANSFER TAX
0196875
FP 103023



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EXHIBIT A

## Permitted Title Exceptions

1. Real estate taxes not yet due and payable, taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments and other public, private and utility easements.
2. Zoning and building laws or ordinances.
3. Easements, covenants, conditions, agreements, building lines, ordinances, and restrictions of record that do not materially and adversely affect the use of the Property as a residence.
4. Roads, alleys and highways.
5. liens, encroachments and other matters as to which Chicago Title Insurance Company commits to ensure the Grantee against loss or damage.
6. Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.
7. Without limited the generality of the foregoing, covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), relating to construction and completion of the project, conveyance of single-family homes and two-flat buildings, non-discrimination in hiring, selling and leasing as contained in Redevelopment Agreement - New Homes for Chicago – Avalon Park Limited Partnership, recorded on October 25, 1999 as Document No. 09000092, and in the First Amendment to Redevelopment Agreement recorded February 24, 2000 as Document Number 00134910, and in the Second Amendment to Redevelopment Agreement, recorded September 6, 2001 as Document Number 0010826420 which does contain a reversionary or forfeiture clause. (affects the land and other property).