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SPECIAL WARRANTY DEED



Doc#: 0634818030 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/14/2006 10:31 AM Pg: 1 of 10

THIS AGREEMENT made this 11th day of December, 2006, between TAX ACQUISITIONS, INC., a corporation 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 CHICAGO LAND SALES COMPANY, a corporation 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, with its principal place of business at 100 N. LaSalle, Suite 1111, Chicago, Illinois 60602, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER 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 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:

[See attached Legal Descriptions and Permanent Index Numbers for 29 separate parcels.]

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

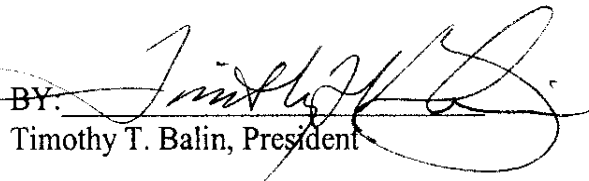
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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.

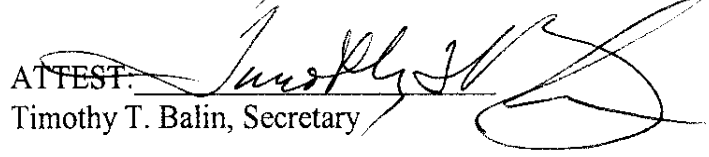
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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all person 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 party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

TAX ACQUISITIONS, INC.

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 and Secretary of TAX ACQUISITIONS, INC., an Illinois 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 acknowledged that as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of December, 2006

Commission Expires 



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: Jonathan L. Smith, Esq. _____

 100 N. LaSalle, Ste 1111 _____

 Chicago, Illinois 60602 _____

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**Legal Descriptions
and
Permanent Index Numbers**

**Deed dated December 11, 2006
from Tax Acquisitions, Inc.
to Chicago Land Sales Company**

Parcel # 1

Lot 15 and the South 1/2 of Lot 14 in James M. Davis Addition to Pullman, being a Subdivision of Blocks 1 and 2 of Allen's Subdivision of the West 49 acres of the East 1/2 of the Southeast 1/4 of Section 21, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-21-406-008-0000
Commonly Known As: 11541 South Perry Avenue, Chicago IL 60628

Parcel # 2

Lot 32 in James M. Davis' Addition to Pullman, being a Subdivision of Block 1 and Block 2 in Allen's Subdivision of the West 49 acres of the East 1/2 of the Southeast 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-406-027-0000
Commonly Known As: 50 West 116th Street, Chicago IL 60628

Parcel # 3

Lot 31 in James M. Davis' Addition to Pullman, being a Subdivision of Block 1 and Block 2 in Allen's Subdivision of the West 49 acres of the East 1/2 of the Southeast 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-406-028-0000
Commonly Known As: 50 West 116th Street, Chicago IL 60628

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Parcel # 4

The East 1/2 of Lot 49 and Lot 50 (except the East 1 foot) in Block 4 in Walter H. Field's to Pullman, in the Southeast 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-21-418-037-0000

Commonly Known As: 138 West 118th Street, Chicago IL 60628

Parcel # 5

Lots 1 and 2 in Block 34 in West Pullman, a Subdivision in the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-28-118-015-0000

Commonly Known As: 12100 South Lowe Avenue, Chicago IL 60628

Parcel # 6

Lot 10 in Block 37 in the Resubdivision of part of West Pullman, a Subdivision of the West 1/2 of the Northeast 1/4 and the Northwest 1/4 of Section 26, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded as Document Number 1788313, in Cook County, Illinois.

Permanent Index Number(s): 25-28-124-032-0000

Commonly Known As: 12222 South Emerald Avenue, Chicago IL 60628

Parcel # 7

Lot 5 in Block 31 in part of South Englewood, in the Northwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-04-129-026-0000

Commonly Known As: 9010 South Eggleston Avenue, Chicago IL 60620

Parcel # 8

Lot 6 in Block 31 in part of South Englewood, in the Northwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-04-129-027-0000

Commonly Known As: 9014 South Eggleston Avenue, Chicago IL 60620

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Parcel # 9

Lot 8 in Block 31 in part of South Engelwood, in the Northwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-04-129-029-0000

Commonly Known As: 9018 South Eggleston Avenue, Chicago IL 60620

Parcel # 10

Lot 9 in Block 31 in part of South Engelwood, in the Northwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-04-129-030-0000

Commonly Known As: 9020 South Eggleston Avenue, Chicago IL 60620

Parcel # 11

Lot 22 and the West 1/2 of Lot 23 in Block 3 in Boynton's Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-15-106-025-0000

Commonly Known As: 4534 West Wilcox Street, Chicago IL 60624

Parcel # 12

Lot 9 in Block 1 in J.H. Culver and Other's Subdivision of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-14-228-049-0000

Commonly Known As: 434 South Kedzie Avenue, Chicago IL 60612

Parcel # 13

Lot 14 in Block 2 in Wiersema's Subdivision of the South 5 acres of Lot 47 and the North 5 acres of Lot 50 (except the West 33 feet thereof) in School Trustees' Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-411-027-0000

Commonly Known As: 332 West 109th Street, Chicago IL 60628

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Parcel # 14

Lot 40 in Block 4 in Miller's Subdivision of Blocks 5 and 4 in Street's Subdivision of the East 1/2 of the Southwest 1/4 of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-17-307-038-0000
Commonly Known As: 1216 West 108th Street, Chicago IL 60643

Parcel # 15

Lot 517 (except the North 3 feet thereof) in Dewey and Cunningham's Subdivision of the North 3/4 of the East 1/2 of the Northeast 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-30-204-028-0000
Commonly Known As: 7159 South Wood Street, Chicago IL 60636

Parcel # 16

Lot 395 in Dewey and Cunningham's Subdivision of the North 3/4 of the East 1/2 of the Northeast 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-30-205-019-0000
Commonly Known As: 7133 South Hermitage Avenue, Chicago IL 60636

Parcel # 17

Lot 40 in Block 5 in Craft's Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, (except the right of way of the Chicago and Northwestern Railroad) in Cook County, Illinois.

Permanent Index Number(s): 16-09-229-028-0000
Commonly Known As: 4830 West Hubbard Street, Chicago IL 60644

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Parcel # 18

Lot 12 in Davis & Sons Subdivision of Lot 113 and 114 of School Trustee's Subdivision of North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-16-118-044-0000

Commonly Known As: 5428 West Congress Parkway, Chicago IL 60644

Parcel # 19

Lot 119 in Canfield's Subdivision of Lots 4 to 15 inclusive in John E. Dewitt's Third Addition to Chicago, in the Northeast 1/4 of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-27-200-049-0000

Commonly Known As: 2228 South Kirkland Avenue, Chicago IL 60623

Parcel # 20

Lot 10 and the West 1/2 of Lot 9 in H.A. Hubbard's Subdivision of Block 3 in Clough and Barney's Subdivision of Lots 34 and 35 in the School Trustee's Subdivision of Section 16, Township 38 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

Permanent Index Number(s): 20-16-313-013-0000

Commonly Known As: 523 West 60th Place, Chicago IL 60621

Parcel # 21

All of Lot 8 and the East 1/2 of Lot 9 in the Subdivision of Block 3 in Clough and Barney's Subdivision of Lots 34 and 35 in the School Trustee's Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-16-313-014-0000

Commonly Known As: 519 West 60th Place, Chicago IL 60621

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Parcel # 22

Lot 3 in Block 3 in Cole and Corey's Subdivision of Lot 9 in Assessors Division of the West 1/2 of Section 33, and that part of the Southeast 1/4 of Section 32 lying East of Railroad in Township 38 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

Permanent Index Number(s): 20-33-309-019-0000

Commonly Known As: 8414 South Gilbert Court, Chicago IL 60620

Parcel # 23

Lot 4 in Block 3 in Cole and Corey's Subdivision of Lot 9 in Assessors Division of the West 1/2 of Section 33, and that part of the Southeast 1/4 of Section 32 lying East of Railroad in Township 38 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

Permanent Index Number(s): 20-33-309-020-0000

Commonly Known As: 8416 South Gilbert Court, Chicago IL 60620

Parcel # 24

Lot 21 in Block 6 in Fernwood Addition to Fullman being a Subdivision of Lots 2, 7 and the North 8 feet of the South 1/2 of Lot 10 (except the West 33 feet) of the School Trustees' Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-206-018-0000

Commonly Known As: 253 West 104th Street, Chicago IL 60618

Parcel # 25

Lot 24 in Block 22 in Frederick H. Bartlett's Greater Calumet Subdivision of Chicago, being a Subdivision of the South 1/2 of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-20-321-038-0000

Commonly Known As: 1542 West 119th Street, Chicago IL 60643

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Parcel # 26

Lot 10 and the East 1/2 of Lot 11 in Block 4 in Vander Syde and Bartlett's Addition to Pullman, being a Subdivision in Blocks 1 to 5 in the Subdivision of the East 1/2 of the Northeast 1/4 in Section 21, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-214-007-0000
Commonly Known As: 125 West 112th Place, Chicago IL 60628

Parcel # 27

Lot 3 (except the East 2 feet thereof) in Block 1 in Daniel J. Fallis Addition to Pullman, being a Subdivision of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-403-008-0000
Commonly Known As: 207 West 115th Street, Chicago IL 60628

Parcel # 28

Lot 25 in Block 3 in Walter H. Field's Addition to Pullman in the Southeast 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-404-044-0000
Commonly Known As: 11548 South LaSalle Street, Chicago IL 60628

Parcel # 29

Lot 22 in Block 4 in H.C. Morey's Subdivision of the North 1/2 of Lot 30 in School Trustees Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

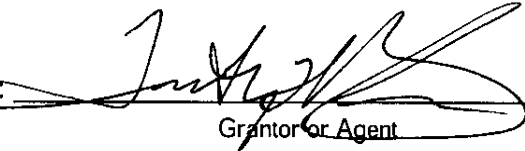
Permanent Index Number(s): 20-16-109-004-0000
Commonly known As: 5649 South Normal, Chicago IL 60636

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December, 2006

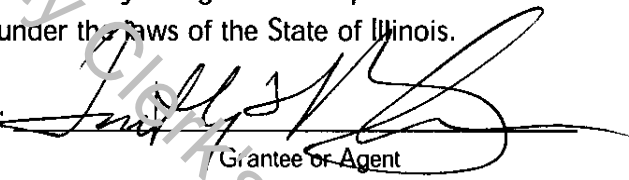
Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Timothy T. Balin this 11 day of December 2006.

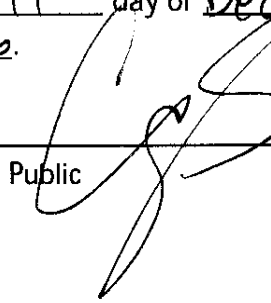

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 11, 2006

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Timothy T. Balin this 11 day of December 2006.


Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]