

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Company to Individual)



Doc#: 0705231005 Fee: \$34.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/21/2007 10:20 AM Pg: 1 of 6

Doc#: 0522941097 Fee: \$28.00  
Eugene "Gene" Moore RHP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2005 12:51 PM Pg: 1 of 3

8292143 Munder CTC 10/11 no abs

**THIS INDENTURE**, made this 12th day of August, 2005 between Crawford Development Partners, LLC an Illinois Limited Liability Company, 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 Pioneer Family Investments, LLC, an Arizona Limited Liability Company and Bobby C. Pinnamaneni as joint tenants of 3305 East Cherokee Street, ~~Phoenix~~, Arizona 85044, Party of the second part. **Phoenix**

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

*Re-Recorded To Correct Legal & Permanent Index #*

*018*

Permanent Real Estate Index Number(s): 20-23-211-~~019~~-0000

Address(es) of Real Estate: 6531-33 S. Woodlawn Ave., Unit 2N & P-2, Chicago, Illinois 60677

*3LC  
ERHS*

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, SUBJECT TO Exhibit "A" attached hereto and made a part hereof.

*HW DB*

STATE OF ILLINOIS



AUG. 16. 05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000008300

REAL ESTATE  
TRANSFER TAX

00255.00

FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG. 16. 05

REVENUE STAMP

# 000008518

REAL ESTATE  
TRANSFER TAX

00127.50

FP 102802

*Box 334*

*6 pgs*



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## EXHIBIT "A" LEGAL DESCRIPTION

**PROPERTY ADDRESS: 6531-33 S. Woodlawn Avenue, Unit 2N, Chicago, Illinois 60637**

UNIT 2N AND PARKING SPACE P-2 IN THE 6531-33 SOUTH WOODLAWN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN BLOCK 1 IN WAIT AND MURNO'S ADDITION TO HYDE PARK IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2005 AS DOCUMENT NUMBER 0522303043 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**Subject To:** (i) general real estate taxes not yet due and payable; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) covenants, conditions, restrictions, and easements of record; (iv) public, private and utility easements; (v) applicable zoning and building laws, statutes and ordinances; (vi) the Illinois Condominium Property Act; (vii) the Declaration and By-Laws for the 6531-33 South Woodlawn Condominium Association, and any amendments thereto recorded with the Cook County Recorder's Office; (viii) leases and licenses affecting the Property; (ix) Encroachments that do not effect the use of the Property as a condominium residence; (x) acts of Purchaser or anyone claiming by, through or under Purchaser, including Purchaser's mortgage, if any; and (xi) such other matters as to which the Title Insurer commits Purchaser against loss or damage.

Tenant of the Unit either waived or failed to exercise the option to purchase the subject Unit, or the Tenant did not have an option to purchase the Unit, unless the Tenant is the Purchaser, in which case the should be disclosed. The Purchaser is not the Tenant.

Grantor also hereby grants to the Grantee, it's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

PERMANENT INDEX NO.: 20-23-211-018-0000

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## AFFIDAVIT TO CORRECT LEGAL DESCRIPTION

STATE OF ILLINOIS            )  
COUNTY OF COOK            ) SS

DATE: January 31, 2007

POLICY NUMBER: 8292143

The undersigned being first duly sworn, deposes and says:

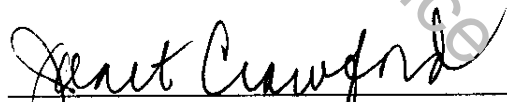
That Crawford Development Partners, LLC, being the owners of record and Seller described in the above numbered Title Policy and the Special Warranty Deed, are re-recording the Special Warranty Deed to correct the legal description. The legal description should read as follows:

LOT 7 IN BLOCK 1 IN WAIT AND MUNKO'S ADDITION TO HYDE PARK IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

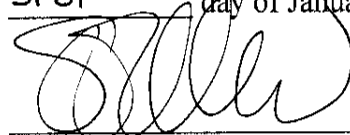
WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0522303043 ON AUGUST 11, 2005 AND THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620134100 ON JULY 20, 2006, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

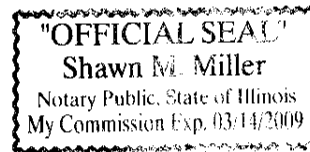
PERMANENT INDEX NO: 20-23-211-018-0000

This Affidavit is given to correct title and to Chicago Title Company & Trust as an inducement to correct the coverage on Owner and Mortgagee Policies over the legal description.

  
\_\_\_\_\_  
Janet Crawford, Manager of  
Crawford Development Partners, LLC

Subscribed and sworn to before me this  
31<sup>ST</sup> day of January, 2007.

  
\_\_\_\_\_  
Notary Public



**UNOFFICIAL COPY****EXHIBIT "A"  
LEGAL DESCRIPTION**

**PROPERTY ADDRESS:** 6531-33 S. Woodlawn Avenue, Unit 2N, Chicago, Illinois 60637

UNIT 2N AND PARKING SPACE P-2 IN THE 6531-33 SOUTH WOODLAWN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

7 Block  
LOT 1 IN BLOCK 1 IN WAIT AND MURNO'S ADDITION TO HYDE PARK IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0522303043 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**Subject To:** (i) general real estate taxes not yet due and payable; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) covenants, conditions, restrictions, and easements of record; (iv) public, private and utility easements; (v) applicable zoning and building laws, statutes and ordinances; (vi) the Illinois Condominium Property Act; (vii) the Declaration and By-Laws for the 6531-33 South Woodlawn Condominium Association, and any amendments thereto recorded with the Cook County Recorder's Office; (viii) leases and licenses affecting the Property; (ix) Encroachments that do not effect the use of the Property as a condominium residence; (x) acts of Purchaser or anyone claiming by, through or under Purchaser, including Purchaser's mortgage, if any; and (xi) such other matters as to which the Title Insurer commits Purchaser against loss or damage.

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Grantor also hereby grants to the Grantee, it's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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Property of Cook County Clerk's Office



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