

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 2nd day of March, 2007, between CITYWIDE LAND, L.L.C., a Limited Liability Company 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 Deroiste Development, Ltd., 7003 Avon, Oak Lawn Illinois 60453, 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:

Lot 15 and the South ½ of Lot 14 in Block 4 in Weddell and Cox's Subdivision of the West ½ of the Northeast ¼ of Section 20, Township 38 North, Range 14, EAST of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-20-200-012 & 20-20-200-013
Commonly Known As: 6323-6325 South Racine Avenue, Chicago IL 60636

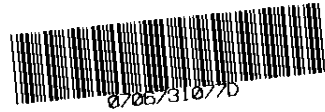
SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements 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.

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

LASALLE TITLE
FILE # 413135R

LM



Doc#: 0706731077 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2007 03:24 PM Pg: 1 of 2

