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SPECIAL WARRANTY DEED

Doc#: 0711709044 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2007 09:02 AM Pg: 1 of 10

THIS AGREEMENT made this 27th day of April, 2007, 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 26 separate parcels.]

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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.

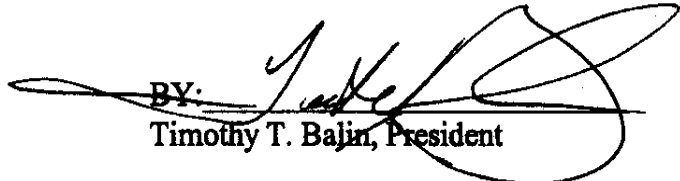
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the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

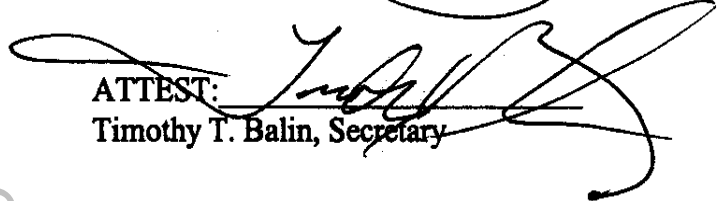
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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby 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

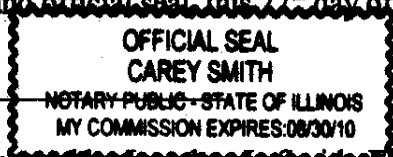
ATTEST: 
Timothy T. Balin, Secretary

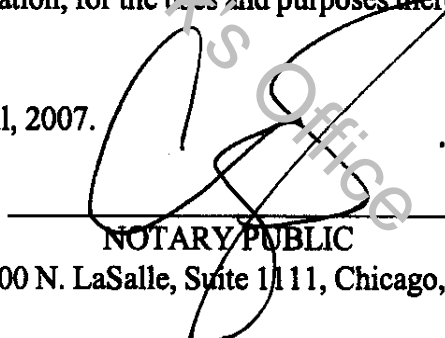
State of Illinois)
) ss
County of Cook)

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 27th day of April, 2007.

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 April 27, 2007
from Tax Acquisitions, Inc.
to Chicago Land Sales Company**

Parcel # 1

The South 8 1/3 feet of Lot 34 and all of Lot 35 in Block 5 in Fallis and Gano's Addition to Pullman in Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-420-031-0000
Commonly Known As: 11752 South Lafayette Avenue, Chicago, IL 60628

Parcel # 2

Lot 13 in Block 7 in Fallis and Gano's Addition to Pullman, a Subdivision of that part lying East 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): 25-21-429-031-0000
Commonly Known As: 11830 South State Street, Chicago, IL 60628

Parcel # 3

Lots 1, 2 and 3 in Block 8 in James R. Mann's Addition to Pullman, a Subdivision of Blocks 7, 8, and 9 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): 25-21-427-038-0000
Commonly Known As: 101 West 118th Street, Chicago, IL 60628

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Parcel # 4

Lots 1 and 2 in Spinney and Flavin's Subdivision of Block 40 of School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-406-024-0000
Commonly Known As: 10730 South State Street, Chicago, IL 60628

Parcel # 5

Lot 3 (except the East 13.5 feet thereof) and all of Lot 4 in Block 6 in Vandersyde and Bartlett's Addition to Pullman Subdivision, a Subdivision in Section 21, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-21-222-038-0000
Commonly Known As: 109 West 113th Place, Chicago, IL 60628

Parcel # 6

Lot 612 in Downing and Phillips Normal Park Addition, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 29, Township 38 North, Range 14, except the South 149 feet, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 20-29-204-029-0000
Commonly Known As: 7114 South Sangamon Street, Chicago, IL 60621

Parcel # 7

The North 27.05 feet of Lot 5 in the Subdivision of Lot 2 and the South 7 feet of Lot 20 in the Subdivision of Lot 1 all in Snips Subdivision of Lot 25 and the South 4 acres of Lot 24 in Schools Trustees Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-214-048-0000
Commonly Known As: 10560 South Perry Avenue, Chicago, IL 60628

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Parcel # 8

Lot 26 in Block 8 in Our Home Addition to Chicago, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 22, Township 39 North, Range 13, except the North 50 acres thereof, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 16-22-230-037-0000
Commonly Known As: 4014 West 16th Street, Chicago, IL 60623

Parcel # 9

Lot 42 in Block 1 in Resubdivision of the West 1/2 of Blocks 8 and 11 and all of Blocks 9 and 10 (except the Lots 19, 22 and 23 in Block 10) in Placerdale being a Subdivision by Thomas S. Dobbins of the East 1/2 of the Southwest 1/4 of Section 20, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-20-417-007-0000
Commonly Known As: 11717 South Sangamon Street, Chicago, IL 60643

Parcel # 10

The South 25 feet of Lot 6 the North 5 feet of Lot 7 in Resubdivision of Block 1 and Lots 1 to 11, inclusive, of Block 2 of Jerome E. Bates Subdivision, of that part of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 lying South of Lake Street in Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-09-312-037-0000
Commonly Known As: 214 North Latrobe Avenue, Chicago, IL 60644

Parcel # 11

Lot 28 in Block 2 in West Chicago Land Company's Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 10 Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-10-100-023-0000
Commonly Known As: 4736 West Superior Street, Chicago, IL 60644

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Parcel # 12

Lots 72 and 73 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): 25-21-405-001-0000
Commonly Known As: 125 West 115th Street, Chicago, IL 60628

Parcel # 13

Lot 14 in Block 5 in Walter H. Field's Addition to Pullman, being a Subdivision of Blocks 3, 4, 5 and 6 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): 25-21-413-011-0000
Commonly Known As: 116 West 117th Street, Chicago, IL 60628

Parcel # 14

Lot 120 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): 16-27-200-050-0000
Commonly Known As: 2230 South Kirkland Avenue, Chicago, IL 60623

Parcel # 15

Lot 38 in Block 4 in Harvey B. Hurd's Addition to West Pullman Subdivision of Blocks 4 and 5 in Andrew's Subdivision of the East 1/2 of the Southwest 1/4 and of the Southeast Fractional Quarter North of the Indian Boundary line in Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-28-304-033-0000
Commonly Known As: 12334 South Parnell Avenue, Chicago, IL 60628

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Parcel # 16

Lot 37 in Block 4 in Harvey B. Hurd's Addition to West Pullman Subdivision of Blocks 4 and 5 in Andrew's Subdivision of the East 1/2 of the Southwest 1/4 and of the Southeast Fractional Quarter North of the Indian Boundary line in Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-28-304-034-0000
Commonly Known As: 12336 South Parnell Avenue, Chicago, IL 60628

Parcel # 17

Lots 1 and 2 in Block 3 in Walter H. Field's Addition to Pullman, said Addition being a Subdivision of Blocks 3, 4, 5 and 6 in Allen's Subdivision of the West 49 acres of the East 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): 25-21-404-008-0000
Commonly Known As: 135 West 115th Street, Chicago, IL 60628

Parcel # 18

Lot 13 in Block 2 in Marigold's Subdivision of the North 3 3/4 acres of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-17-418-011-0000
Commonly Known As: 6117 South Aberdeen Street, Chicago, IL 60621

Parcel # 19

Lot 44 in Subdivision of the West 1/2 of Lot 41 of School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-409-022-0000
Commonly Known As: 138 West 108th Place, Chicago, IL 60628

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Parcel # 20

Lot 4 in Block 1 in Pinkert and Schulte's Subdivision of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-22-117-037-0000
Commonly Known As: 4416 West 16th Street, Chicago, IL 60623

Parcel # 21

The East 24.5 feet of Lot 9 in Emma Rosenmerkel's Subdivision of Outlot 31 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): 20-16-116-005-0000
Commonly Known As: 535 West 57th Street, Chicago, IL 60621

Parcel # 22

Lot 15 in Block 3 in Reyel and Loeffler Addition to Chicago, a Subdivision of Lot 1 in Superior Court Partition of the Southeast 1/4 of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 16-22-405-031-0000
Commonly Known As: 1620 South Karlov Avenue, Chicago, IL 60623

Parcel # 23

Lot 37 in C.B. and E.D. Hosmer's Subdivision of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-20-228-027-0000
Commonly Known As: 6624 South Sangamon Street, Chicago, IL 60621

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Parcel # 24

Lot 111 in Weddell and Cox's Addition to Englewood, a Subdivision of the East 1/2 of the Southwest 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-20-305-018-0000
Commonly Known As: 6735 South Ada Street, Chicago, IL 60636

Parcel # 25

Lot 41 in Block 6 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 central and Northwest railroad) in Cook County, Illinois.

Permanent Index Number(s): 16-09-228-031-0000
Commonly Known As: 4918 West Hubbard Street, Chicago, IL 60644

Parcel # 26

Lot 61 and the South 1/2 of Lot 62 in Block 4 in Walter H. Field's Addition to Pullman being a Subdivision to Blocks 3, 4, 5 and 6 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.

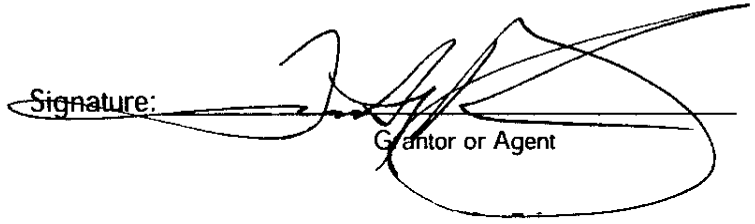
Permanent Index Number(s): 25-21-418-021-0000
Commonly Known As: 11722 South LaSalle Street, Chicago, IL 60628

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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: April 27, 2007

Signature: 
Grantor or Agent

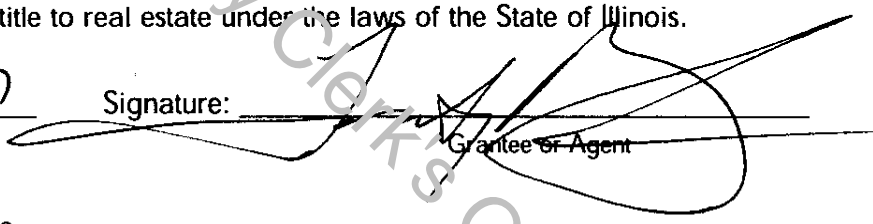
Subscribed and sworn to before me by the
said Timothy Balin
this 27 day of April
2007.


Notary Public

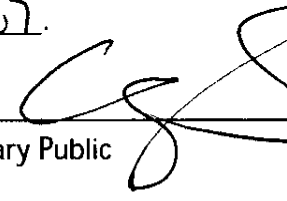


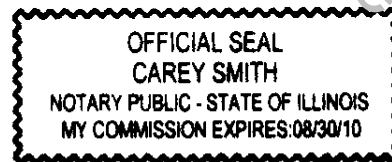
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: April 27, 2007

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the
said Timothy Balin
this 27 day of April
2007.


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]