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SPECIAL WARRANTY DEED



Doc#: 0722033020 Fee: \$32.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 08/08/2007 07:55 AM Pg: 1 of 5

The chave space reserved for Recorder's use only.

THIS INDENTURE, made, May 9, 2007 between 2301 South Wabash Development Corp., an Illinois corporation, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Ma. Zocaya Pedro an individual, 4600 N. Clarendon Apt. 1411, Chicago, IL, 60640, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and 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 his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenance; thereunto 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 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, his/her/their 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, his/her/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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

BOX 334 CT

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IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

2301 South Wabash Development Corp., an Illinois corporation

By:	
STATE OF ILLINO'S)	
COUNTY OF COOK) SS	
I. Carr T. Taxmer, a Notary	Public in and for the said County, in the State
aforesaid, DO HEREBY CERTIFY that David	
/ /	nt Corp., an Illinois corporation, and personally
known to me to be the same person whose name	ne is subscribed to the foregoing instrument,
appeared before me this day in person, and ask	nowledged that as such President, he signed and
delivered the said instrument pursuant to autho	rity, given by the Board of Directors of 2301
South Wabash Development Corp., an Illino	ois corporation as his free and voluntary act, and
the free and voluntary act and deed of said corp	poration for the uses and purposes therein set
forth.	
Given under my hand and official seal	
9th day of May, 2007.	"OFFICIAL SEAL"
\cap	NOTARY PUBLIC - STATE OF ILLINOIS
// //	\$My Commission Expires C7/03/2008\$

This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler Suite 1B, Skokie, Illinois 60077

Notary Public, State of Illinois

MAIL TO: Scott Z. BERMAN, 9816 N. KEELET, SICORIE, L 60076

SEND SUBSEQUENT TAX BILLS TO: Mazoraya Esguerra Pedro , **55 E. 23Rd St.**, Chicago, Illinois 60616

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EXHIBIT A

See attached

Droporty Ox C Subject to: (a) general real estate taxes not yet duc any payable at the time of closing; (b) special taxes or assessments for improvements not you completed and other assessments or installments thereof not due and payable; (c) all rights, easen ents, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record: (2) the Plat; (f) the Declaration, the By-Laws and all other documents and all amend-nents and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting tile to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if an j; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under carty of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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, aforesaid, and the party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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

Common Address:

55 E. 23Rd St.

Chicago, Illinois 60616

Permanent Index Numbers:

17-27-109-001-0000

17-27-109-005-0000

17-27-109-019-0000

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CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008379942 NA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF LOTS 2, 3, 4 AND 8, ALL TAKEN AS A TRACT, IN ASSESSOR'S DIVISION OF BLOCK 22 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°55'57" EAST, ALONG THE NORTH LINE THEREOF, 138.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'57" EAST ALONG SAID NORTH LINE, 17.01 FEET; THENCE SOUTH 00°04'03" EAST, 49.00 FEET; THENCE SOUTH 89°55'57" WEST, 17.01 FEET; THENCE NORTH 00°04'03" WEST, 49.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAL AND VEHICULAR ACCESS, INGRESS, EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS RECURDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629918025.

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