

UNOFFICIAL COPY

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

Property of Cook County Clerk's Office

The above 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. Zoraya 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. JC

Together with all and singular the hereditaments and appurtenances 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 CTM

10/11/07
SP
DIT
CTIC
8379942
ATL

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 AUG.-3.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000042332

REAL ESTATE TRANSFER TAX
0045550
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 AUG.-3.07
 COUNTY TAX
 REVENUE STAMP

0000000000

REAL ESTATE TRANSFER TAX
0022775
FP 103034

CITY OF CHICAGO
 CITY TAX
 AUG.-3.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000015109

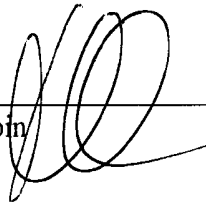
REAL ESTATE TRANSFER TAX
0341600
FP 103033

UNOFFICIAL COPY

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: _____
Name: David J. Dubin
Title: President

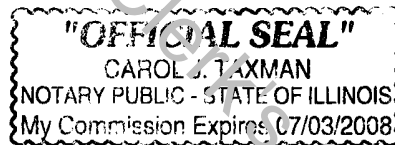


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **2301 South Wabash Development Corp., 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, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of **2301 South Wabash Development Corp., an Illinois corporation** as his free and voluntary act, and 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
9th day of May, 2007.

Carol J. Taxman
Notary Public, State of Illinois



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

MAIL TO: SCOTT Z. BERMAN, 9816 N. KEELER, SKOKIE, IL 60076

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

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
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 RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629918025.