

# UNOFFICIAL COPY



Doc#: 0722226215 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/10/2007 12:54 PM Pg: 1 of 5

## Warranty Deed

8383130027K ①

This Warranty Deed is made this 3<sup>rd</sup> day of August, 2007, by and between Hispanic Housing Development Corporation, an Illinois not-for-profit corporation (the "Grantor") and North And Talman Elderly Limited Partnership, an Illinois limited partnership (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby CONVEY AND WARRANT unto Grantee, and to its successors and assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is conveyed subject to those title exceptions set forth on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property with the appurtenances, unto Grantee and its assigns forever.

This instrument was prepared by and after recording should be returned to:

John R. Joyce  
JTTR Law Group LLC  
900 West Jackson Blvd, Suite 3W  
Chicago, Illinois 60607

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Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above-written.

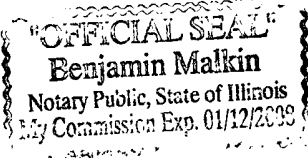
Hispanic Housing Development Corporation, an Illinois not-for-profit corporation

By: Hipolito Roldan  
Hipolito Roldan  
President

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Benjamin Malkin, a Notary Public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Hipolito Roldan, personally known to me to be the same person whose name is subscribed to the foregoing instrument and personally known to me to be the President of Hispanic Housing Development, and acknowledge that he signed and delivered said instrument as his free and voluntary act as President of said corporation, and that the said instrument was signed and delivered in the name and on behalf of said corporation as the free and voluntary act and deed of said corporation.

Given under my hand and official seal this 3rd day of August, 2007.



[Signature]

Commission Expires:

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 200.1-2 (B-6) OR PARAGRAPH E, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

X [Signature]  
Date Buyer, Seller or Representative

X [Signature]  
DATE BUYER, SELLER OR REPRESENTATIVE

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EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 18 THROUGH 22 (EXCEPT THE NORTH 8 FEET OF EACH OF SAID LOTS) IN CHARLES PROEBSTING'S SUBDIVISION OF LOTS 4, 5, 6, AND THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS COMMONLY KNOWN AS:

2634-44 West North Avenue, Chicago, Illinois 60647

PERMANENT INDEX NO.:

- 13-36-427-035
- 13-36-427-036
- 13-36-427-037
- 13-36-427-038
- 13-36-427-039

Property of Cook County Clerk's Office

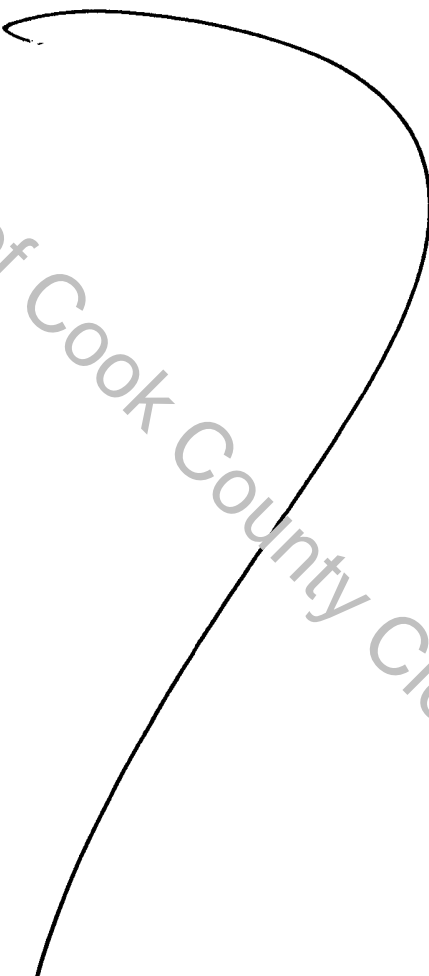
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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real Estate Taxes for 2006 2<sup>nd</sup> Installment only and subsequent years.
2. Terms, provisions, conditions and limitations of record.

Property of Cook County Clerk's Office



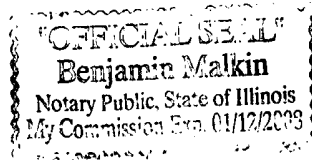
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## STATEMENT BY GRANTOR AND GRANTEE

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 August 8, 2007  
Signature: [Signature] (Grantor or Agent)

Subscribed and sworn to before me by the  
said Mark Kruse  
this 8th day of August  
20 07.

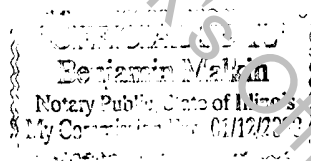


[Signature] (Notary Public)

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 August 8, 2007  
Signature: [Signature] (Grantee or Agent)

Subscribed and sworn to before me by the  
said Mark Kruse  
this 8th day of August  
20 07.



[Signature] (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.]