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SPECIAL WARRANTY DEED

Doc#: 0726235367 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2007 01:31 PM Pg: 1 of 3

The Grantor, **ROB-WAL INVESTMENT CO.**, an Illinois corporation, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to **RHONDA ALEXANDER**, the Grantee, of Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity or in and to the Property.

And Grantor, for itself and its successors, does covenant, promise and agree with Grantee and her successors, that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim same, by, through or under it, subject only to the exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

DATED effective this 13TH day of September, 2007.

Rob-Wal Investment Co.

By: [Signature]
Nancy Barrett, Vice-President

IMPRESS
SEAL
HERE

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy Barrett, personally known to me to be the Vice-President of Rob-Wal Investment Co., whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 13TH day of September, 2007.

Commission expires JULY, 16TH 2011

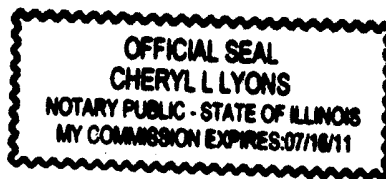
[Signature]
Notary Public

[Signature]

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

Darrin S. Baim
GOLAN & CHRISTIE LLP
70 West Madison St., Ste. 1500
Chicago, IL 60602

Send Subsequent Tax Bills to: Rhonda Alexander
7655 S. Champlain Avenue
Chicago, Illinois 60619



Box 400-CTCC

3392444 CTCC DL MA REC/KOIN

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EXHIBIT A


LEGAL DESCRIPTION OF PROPERTY


LOT 12 IN WAKEFORD FOURTEENTH ADDITION, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.


Address of Real Estate: 7655 S. Champlain Avenue
Chicago, Illinois 60619

Permanent Real Estate Index Number: 20-27-413-020-0000

Property of Cook County Clerk's Office

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000009374	REAL ESTATE TRANSFER TAX
	SEP. 18.07		00120.00
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY	# 0000006430	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		00060.00
	SEP. 18.07		FP 103022

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000005703	REAL ESTATE TRANSFER TAX
	SEP. 18.07		00900.00
			FP 103023

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES IN RESPECT OF THE PROPERTY WHICH ARE NOT DUE AND OWING.
2. ACTS DONE OR SUFFERED BY, OR JUDGMENTS AGAINST THE GRANTEE OR ANY PARTY CLAIMING BY, THROUGH OR UNDER THE GRANTEE.
3. A 15 FOOT BUILDING LINE SHOWN ON THE PLAT OF SUBDIVISION RECORDED OCTOBER 28, 1913 AS DOCUMENT 5292817.

Property of Cook County Clerk's Office