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THIS INSTRUMENT PREPARED BY:

New West Kedzie, L.L.C.
1300 South Indiana, Ste. 300
Chicago, IL. 60607

Doc#: 0734557011 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/11/2007 08:51 AM Pg: 1 of 4

4386811 1/2

31T (1216)

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

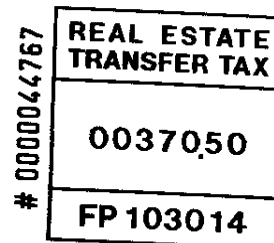
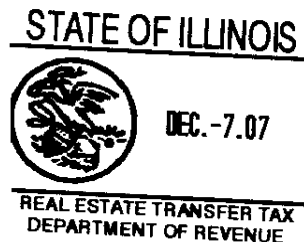
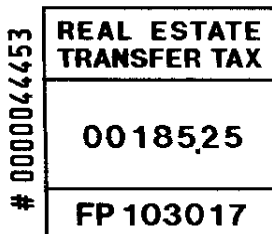
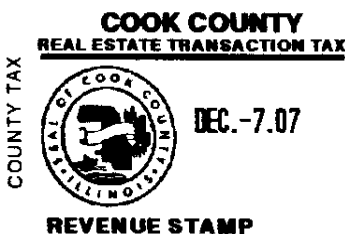
This Special Warranty Deed, made this 29 day of November, 2007, between New West Kedzie, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), Josephine Cordero, ("Grantee") 3805 S Paulina St. Unit 2B, Chicago, IL, 60609, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee,

and to Grantee's 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 Exhibit A attached hereto.

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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.



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

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration of Townhome Ownership for 707-717 South Kedzie Townhome Association, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) Applicable zoning and building laws and ordinances;
- (f) Roads and highways, if any;
- (g) Unrecorded public utility easements, if any;
- (h) Grantee's mortgage, if any;
- (i) Plats of dedication and covenants thereof; and
- (j) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 16-13-304-002-0000, 16-13-304-003-0000 & 16-13-304-004-0000 (Affects underlying land)

Address(es) of real estate: 707 South Kedzie Avenue, Chicago, Illinois 60612

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX
CITY TAX	 DEC.-7.07	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		
		# 0000003540
		0277875
		FP 103018

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

GRANTOR:

New West Kedzie, L.L.C., an Illinois Limited Liability Company

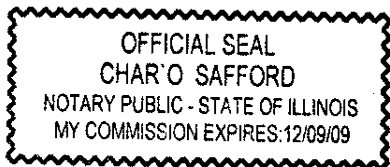
By: *Theodore C. Mazola*
Theodore C. Mazola
Its: Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theodore C. Mazola as Manager of New West Kedzie, L.L.C., an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29 day of November, 2007

Charo Safford
Notary Public



MAIL TO:

Phillip I Rosenthal
3700 W. Devon #E
Lincolnwood Ill, 60712
3761

SEND SUBSEQUENT TAX BILLS TO:

Josephine Cordero
3805 S Paulina St. Unit 2B
Chicago, IL 60609

OR RECORDER'S OFFICE BOX NO. _____

EXHIBIT "A"

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THAT PART OF THE SOUTH 17 FEET OF LOT 21 AND ALL OF LOTS 22, 23, 24 AND 25 AND THE NORTH 8 FEET OF LOT 26, ALL TAKEN AS A TRACT, IN BLOCK 2 IN GEORGE K. SHOENBERGER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GEORGE K. SHOENBERGER'S SUBDIVISION RECORDED JULY 1, 1892 AS DOCUMENT NO. 1693999, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 3.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE WESTERLY EXTENSION OF THE NORTH FACE OF A CONCRETE FOUNDATION, 50.97 FEET TO THE NORTHEAST CORNER OF SAID CONCRETE FOUNDATION; THENCE SOUTH 00 DEGREES 48 MINUTES 31 SECONDS EAST, 18.35 FEET TO THE INTERSECTION OF A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID CONCRETE FOUNDATION WITH THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 09 MINUTES 54 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND WESTERLY EXTENSION THEREOF, 50.97 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST, 18.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office