

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 7th day of December, 2007, between TAX ACQUISITIONS, INC., a corporation 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, party of the first part, and CHICAGO LAND SALES COMPANY, a corporation 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, with its principal place of business at 100 N. LaSalle, Suite 1111, Chicago, Illinois 60602, party of the second part, WITNESSETH that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER 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 its 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:



Doc#: 0734518025 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/11/2007 11:00 AM Pg: 1 of 13

[See attached Legal Descriptions and Permanent Index Numbers for 39 separate parcels.]

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, its heirs and assigns forever.

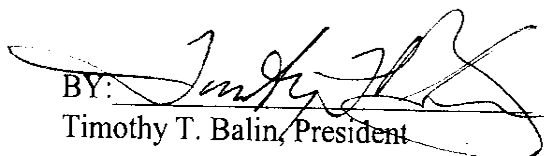
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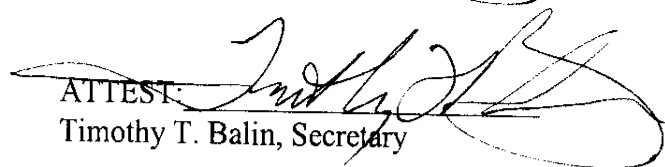
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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

TAX ACQUISITIONS, INC.

BY: 
Timothy T. Balin, President

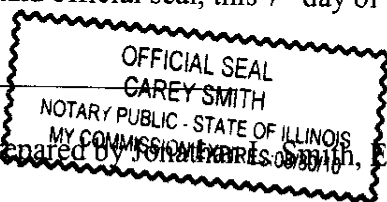
ATTEST: 
Timothy T. Balin, Secretary

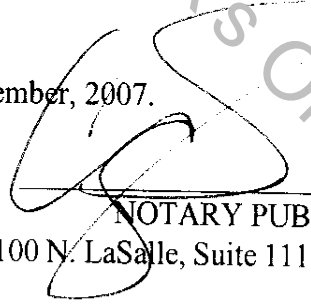
State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of TAX ACQUISITIONS, INC., 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 and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her free and voluntary act, and as 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, this 7th day of December, 2007.

Commission Expires _____




NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: Jonathan L. Smith, Esq.

 100 N. LaSalle, Ste 1111

 Chicago, Illinois 60602

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**Legal Descriptions
and
Permanent Index Numbers**

**Deed dated December 7, 2007
from Tax Acquisitions, Inc.
to Chicago Land Sales Company**

Parcel # 1

Lot 25 in Block 6 in Weddell and Cox's Hillside Subdivision in the Northwest 1/4 of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-29-129-040-0000
Commonly Known As: 1250 West 74th Street, Chicago, IL 60636

Parcel # 2

Lot 50 in Haley's Subdivision of Block 5 in Jones Subdivision in the West 1/2 of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-29-115-023-0000
Commonly Known As: 1510 West 73rd Street, Chicago, IL 60636

Parcel # 3

Lot 2 in Block 2 in Fernwood Addition to Pullman being a Subdivision of Lots 2 and 7 and the North 1/2 of the North 8 feet of the South 1/2 of Lot 10 (except the West 33 feet thereof) in the School Trustees Subdivision in Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-200-012-0000
Commonly Known As: 305 West 103rd Street, Chicago, IL 60628

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Parcel # 4

Lot 1 in Block 2 in Fernwood Addition to Pullman being a Subdivision of Lots 2 and 7 and the North 1/2 of the North 8 feet of the South 1/2 of Lot 10 (except the West 33 feet thereof) in the School Trustees Subdivision in Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-200-013-0000
Commonly Known As: 301 West 103rd Street, Chicago, IL 60628

Parcel # 5

Lot 29 (except the North 9 feet thereof) and the North 16 1/2 feet of Lot 30 in Block 5 in New Roseland being a Subdivision of part of Fractional Section 33 North of the Indian Boundary line and part of Fractional Sections 28 and 33, South of the Indian Boundary line, all in Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-33-105-067-0000
Commonly Known As: 12804 South Parnell Avenue, Chicago, IL 60628

Parcel # 6

Lot "E" (except the South 8 feet thereof) in the Subdivision of Lot 24 (except the South 4 acres thereof) in School Trustees Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-16-215-010-0000
Commonly Known As: 10531 South Perry Avenue, Chicago, IL 60628

Parcel # 7

Lot 2 in Block 1 in F.H. Bartlett's Greater Calumet Subdivision of Chicago in South 1/2 of Section 20, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-20-306-009-0000
Commonly Known As: 1239 West 115th Street, Chicago, IL 60643

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Parcel # 8

Lot 66 in DeYoung's Subdivision of Lot 17, of School Trustees' Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-213-039-0000

Commonly Known As: 10516 South LaSalle Street, Chicago, IL 60628

Parcel # 9

Lot 1 in Block 2 in A.W. Cooke's Subdivision of Blocks 1 and 9 of Andrews Subdivision of the East 1/2 of the Southwest 1/4 and the Southeast Fractional 1/4, lying North of the Indian Boundary line, in Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-28-404-009-0000

Commonly Known As: 33 West 123rd Street, Chicago, IL 60628

Parcel # 10

Lot 4 in Block 2 in E.M. Condit's Subdivision of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-29-200-002-0000

Commonly Known As: 1151 West 71st Street, Chicago, IL 60621

Parcel # 11

Lot 91 and the South 1/2 of Lot 92 in Spinney and Flavin's Subdivision of Block 40 in the School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-403-013-0000

Commonly Known As: 10741 South Wentworth Avenue, Chicago, IL 60628

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Parcel # 12

Lot 18 in Block 2 in Bartlett's Roseland Subdivision of Lot 42 and the North 1/2 of Lot 47 (except the West 67 feet of said Lots) in School Trustees Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-407-001-0000
Commonly Known As: 351 West 108th Street, Chicago, IL 60628

Parcel # 13

Lot 17 in Block 2 in Bartlett's Roseland Subdivision of Lot 42 and the North 1/2 of Lot 47 (except the West 67 feet of said Lots) in School Trustees Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-407-002-0000
Commonly Known As: 349 West 108th Street, Chicago, IL 60628

Parcel # 14

Lot 18 in Block 3 in Bartlett's Roseland Subdivision of Lot 42 and the North 1/2 of Block 47 (except the West 67 feet of said Lots) in School Trustee's Subdivision of Section 16, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-411-001-0000
Commonly Known As: 351 West 108th Place, Chicago, IL 60628

Parcel # 15

The North 1/2 of Lot 29 and all of Lot 30 in Block 14 in Blocks 2, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 and Resubdivision of Block 4 of Rood and Weston's Addition to Morgan Park, being a Subdivision of the West 1/2 of the Northeast 1/4 except the North 20 acres and the East 1/2 of the Northwest 1/4 except the North 20 acres thereof in Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-20-220-015-0000
Commonly Known As: 11407 South Aberdeen Street, Chicago, IL 60643

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Parcel # 16

Lot 199 and the West 1/2 of Lot 200 in Roseland Addition to Chicago being a Subdivision of the West 1/2 of the Northwest 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-204-002-0000
Commonly Known As: 341 West 111th Place, Chicago, IL 60628

Parcel # 17

The East 1/2 of Lot 245 and the West 1/2 of Lot 246 in Roseland Addition to Chicago, being a Subdivision of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-21-200-028-0000
Commonly Known As: 329 West 111th Street, Chicago, IL 60628

Parcel # 18

The West 1/2 of Lot 3 and all of Lot 4 in the Resubdivision of Lots 1 to 4, in Block 14 in the Resubdivision of Blocks 9 to 16, in the First Addition to Well Pullman (except the East 141 feet of said Blocks 9 and 16) in Section 29, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-29-216-024-0000
Commonly Known As: 905 West 122nd Street, Chicago, IL 60643

Parcel # 19

Lot 3 in Block 17 in Nils Olson's Subdivision of Blocks 13, 14, 17, 18, 19 of Streets Subdivision of the West 1/2 of the Southeast 1/4 of Section 17, and the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 20, all in Township 37 North, Range 14, East of the Third Principal Meridian except the right of way of the Pittsburgh, Cincinnati and St. Louis Railroad in Cook County, Illinois.

Permanent Index Number(s): 25-20-200-022-0000
Commonly Known As: 1107 West 111th Street, Chicago, IL 60643

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Parcel # 20

Lot 22 in James M. Davis Addition to Pullman, being a Subdivision of Blocks 1 and 2 of Allen's Subdivision of the West 49 acres of the East 1/2 of the Southeast 1/4 of Section 21, Township 37, North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-406-015-0000
Commonly Known As: 11557 South Perry Avenue, Chicago, IL 60628

Parcel # 21

Lot 23 in Block 14 in West Pullman, a Subdivision of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 28, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-28-109-005-0000
Commonly Known As: 715 West 120th Street, Chicago, IL 60628

Parcel # 22

Lot 29 in Block 1 in Ford-Hegewisch 2nd Addition to Chicago, being a Subdivision of Blocks 1, 2, 3 and 4 (except right-of-way of Calumet and Western Railroad Company) in the Subdivision of the Northeast 1/4 of Southwest 1/4 of Section 30, Township 37 North, Range 15 East of the Third Principal Meridian, Cook County, Illinois.

Permanent Index Number(s): 26-30-307-011-0000
Commonly Known As: 12641 South Commercial Avenue, Chicago, IL 60633

Parcel # 23

Lot 27 in Block 1 in Kneeland Wright's Second Addition to West Pullman in the Southwest 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-21-331-008-0000
Commonly Known As: 11825 South Lowe Avenue, Chicago, IL 60628

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Parcel # 24

Lot 10 and the West 16 feet of Lot 9 and the private alley South and adjacent to Lots 9 and 10 in Block 15 in the Resubdivision of Blocks 9 to 16 in clusive (except the East 141 feet of Blocks 9 and 16) in the First Addition to West Pullman in the Northeast 1/4 of Section 29, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-29-217-001-0000
Commonly Known As: 857 West 122nd Street, Chicago, IL 60643

Parcel # 25

Lot 34 (except the South 4 feet thereof) and the South 1/2 of Lot 35 in Block 9 in Second Addition to West Pullman being the West 1/2 of the Southwest 1/4 of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-28-319-082-0000
Commonly Known As: 12539 South Lowe Avenue, Chicago, IL 60628

Parcel # 26

Lot 99 in Frank Delugach Sanola Park Subdivision being a Subdivision of the Southeast 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-09-409-010-0000
Commonly Known As: 327 West 100th Place, Chicago, IL 60628

Parcel # 27

Lot 30 in Block 2 in Samuel Eichberg's Subdivision of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-29-216-018-0000
Commonly Known As: 7347 South Racine Avenue, Chicago, IL 60636

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Parcel # 28

The West 15 feet of Lot 23 and the East 15 feet of Lot 24 in Block 7 in Demarest's Subdivision of the East 4 of the Southeast 1/4 of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-18-414-038-0000
Commonly Known As: 1644 West 61st Street, Chicago, IL 60636

Parcel # 29

Lot 37 and the West 1/2 of Lot 36 in Subdivision of the North 1/2 of Lot 34 (except the West 67 feet and the North 33 feet thereof) in School Trustees Subdivision of Section 16, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-16-400-007-0000
Commonly Known As: 327 West 107th Street, Chicago, IL 60628

Parcel # 30

The North 1/2 of the East 1/2 of the South 1/2 of Lot 7 in the Subdivision of Lots 10 and 11 in Andrew's Subdivision of the East 1/2 of the Southeast 1/4 and the Southeast Fractional 1/4 of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-28-413-029-0000
Commonly Known As: 12553 South Wentworth Avenue, Chicago, IL 60628

Parcel # 31

The South 17 feet of Lot 19 and the North 18 feet of Lot 20 in Subdivision of Lot 1 in Snip's Subdivision of Lot 25 and the South 4 acres of Lot 24 in School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-16-214-047-0000
Commonly Known As: 10556 South Perry Avenue, Chicago, IL 60628

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Parcel # 32

The West 30 of the East 330 feet of the South 1/2 of Block 2 in Pullman Gardens, a Subdivision of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-17-208-019-0000
Commonly Known As: 1136 West 104th Place, Chicago, IL 60643

Parcel # 33

Lot 43 in Block 1 in Griffin's Subdivision of Blocks 1, 2, 3, and 4 of Street's Subdivision of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-20-105-039-0000
Commonly Known As: 1212 West 111th Place, Chicago, IL 60643

Parcel # 34

Lot 7 in Block 6 in Second Addition to West Pullman, a Subdivision of the West 1/2 of the Southwest 1/4 of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-28-309-027-0000
Commonly Known As: 12414 South Union Avenue, Chicago, IL 60628

Parcel # 35

Lot 1 and the North 12.5 feet of Lot 2 in Block 13 of Resubdivision of Blocks 9 to 16 inclusive (except the East 141 feet of Blocks 9 and 16) in the First Addition to West Pullman in the Northeast 1/4 of Section 29, Township 37 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

Permanent Index Number(s): 25-29-215-025-0000
Commonly Known As: 12200 South Sangamon Street, Chicago, IL 60643

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Parcel # 36

Lot 41 in Butler Lowry's West 48th Street Addition a Subdivision of parts of Blocks 9 and 10 in Purlington and Scranton's Subdivision of the West 1/2 of the Southwest 1/4 of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian, lying North of Barry Point Road in Cook County, Illinois.

Permanent Index Number(s): 16-15-312-024-0000
Commonly Known As: 4744 West Fifth Avenue, Chicago, IL 60644

Parcel # 37

Lot 13 in Block 85 in Rogers' Subdivision of said Block in Washington Heights, in the West 1/2 of the Northwest 1/4 of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 25-20-126-003-0000
Commonly Known As: 1565 West 114th Street, Chicago, IL 60643

Parcel # 38

Lot 14 in Hosmer's Subdivision of Block 23, in School Trustees' Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 25-16-211-060-0000
Commonly Known As: 222 West 106th Street, Chicago, IL 60628

Parcel # 39

Lot 1 in the Resubdivision of the East 1/2 of Lot 138 and all of Lot 139 in Block 2 of Butler Lowry's Crawford Avenue Addition to Chicago, a Subdivision of Blocks 2, 6, 7, & 10 in Partition of that part lying South of the Center of Barry Point Road (formerly known as Madison Street Road) of the East 1/2 of the Southeast 1/4 of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois. (except the North 25 acres of said part).

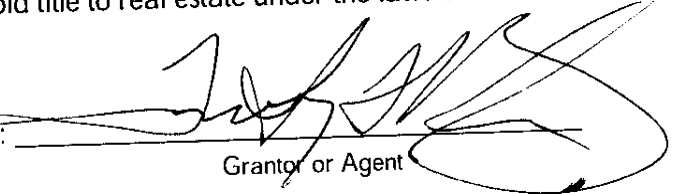
Permanent Index Number: 16-15-417-039-0000
Commonly Known As: 4112 West Taylor Street, Chicago, IL 60624

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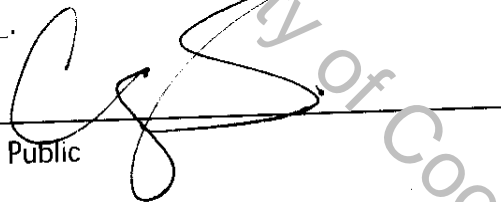
STATEMENT BY GRANTOR AND GRANTEE

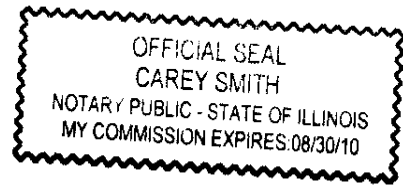
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 7, 2007

Signature: 
Grantor or Agent

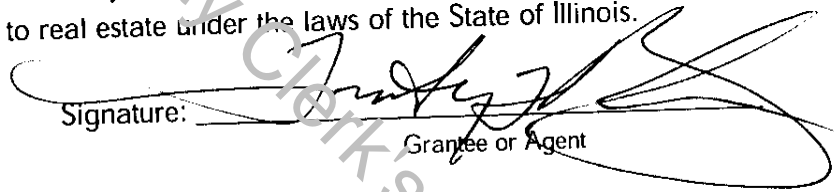
Subscribed and sworn to before me by the said Timothy Balin
this 7 day of December
2007.


Notary Public

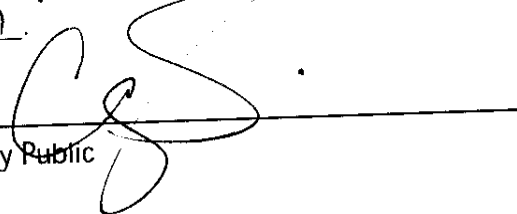


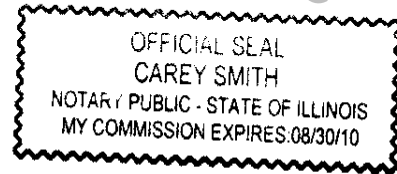
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 7, 2007

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Timothy Balin
this 7 day of December
2007.


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]