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SPECIAL WARRANTY DEED  
(ILLINOIS)

Doc#: 0736148045 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2007 11:48 AM Pg: 1 of 5

After Recording, Mail To:

Lateefa Harland  
314 E. 17th  
Chicago, IL 60616

NAME AND ADDRESS  
OF PREPARER:

Kahan Law Offices  
Barry Kahan  
393 Vine Avenue  
Highland Park, IL 60035

RECORDER'S STAMP

Tarryn Rutherford, a single person hereinafter referred to as "Grantor", whose mailing address is 8511 S. St. Lawrence Avenue, Chicago, IL 60617, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Lateefa Harland "Grantee", \_\_\_\_\_ of the City of Chicago and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, by these presents does GRANT, SELL, and CONVEY, unto Grantee, its successors and assigns forever, that certain tract of real property located in Cook County, Illinois, as more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on **Exhibit "B"** attached hereto.

Address of Property: 7431-33 South Paxton Unit #3A, Chicago, IL 60649  
P.I.N. 20-25-225-009-0000

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 3th day of Sept, 2007.

  
Tarryn Rutherford

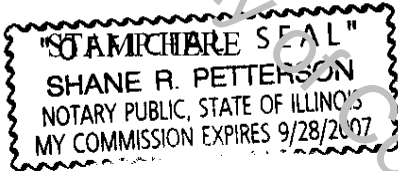
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STATE OF ILLINOIS )  
                    *On Page* ) SS.  
COUNTY OF COOK )

I, Shane R. Peterson, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Tarryn Rutherford, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial Seal, this 13<sup>th</sup> day of Sept 2007.

\_\_\_\_\_  
Notary Public



Exempt under provisions of Paragraph d

35 ILCS 200/31-45, Property Tax Code

9-13-07 Tarryn Rutherford  
Date Buyer, Seller or Representative

Property Tax Office  
Cook County Clerk's Office

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## EXHIBIT A

### Legal Description/ Plat of Survey

Parcel 1:

Unit Number 3A in the 7431-33 South Paxton Condominiums, as delineated and defined on a survey of the following described real estate:

LOT 16 AND THE NORTH 9.54 OF LOT 15 IN THE RESUBDIVISION OF LOTS 11 AND 15 INCLUSIVE (EXCEPT THE SOUTH 120 FEET THEREOF) IN BLOCK 8 OF STAVE & KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership, recorded N&N 21, 2007 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0132503000, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois

The Grantor reserves itself, its successors and assigns, the rights and easements as set forth in said Declaration for the benefit of the remaining land described therein.

P.I.N. 20-25-225-009-0000

Commonly known as:  
Unit Number 3A, 7431-33 South Paxton  
Chicago, IL 60657

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## EXHIBIT B

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS.

2. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT, IF ANY, OF UNIT #3A HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 title to real estate under the laws of the State of Illinois.

Dated December 27, 2007

Signature: Ellie Campbell, agent  
Grantor or Agent

Subscribed and sworn to before me  
by the said the undersigned  
this 27 day of Dec, 2007  
Notary Public [Signature]



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 27, 2007

Signature: Ellie Campbell, agent  
Grantee or Agent

Subscribed and sworn to before me  
by the said the undersigned  
this 27 day of Dec, 2007  
Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)