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Doc#: 0736131101 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2007 02:39 PM Pg: 1 of 4

This document was prepared by
and after recording return to:

William G. Skalitzky
Applegate & Thorne-
Thomsen, P.C.
322 S. Green Street
Suite 400
Chicago, IL 60607

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

HEARTLAND HOUSING, INC. ("Grantor"), a not for profit 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, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, does hereby GRANT, BARCAN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **NORTH AVENUE LIMITED PARTNERSHIP** ("Grantee"), an Illinois limited partnership, and to its successors and assigns FOREVER, all of the following real property situated in Cook County, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, 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 Grantee, its heirs, successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to covenants, conditions, and restrictions of record; private,

Box 430

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public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special governmental taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessments for improvements heretofore completed; general real estate taxes for tax year 2007 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 27th day of December, 2007.

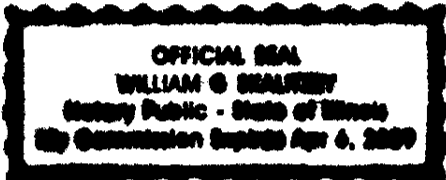
City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
539888 \$2,700.00
12/27/2007 14:14 Batch 09305 30



HEARTLAND HOUSING, INC., an Illinois not for profit corporation

By: [Signature]
Name: Andrew E. Geer
Title: Executive Director

State of Illinois)
) ss
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew E. Geer, personally known to me to be the Executive Director of Heartland Housing, Inc., an Illinois not for profit 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 Executive Director, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 27th day of December, 2007.

Commission expires 4-6-09 [Signature]
Notary Public

EXEMPT PURSUANT TO 35 ILCS 200/31-45 PARAGRAPHS B AND COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE SECTION 6(B) SEND SUBSEQUENT TAX BILLS TO:
North Avenue Limited Partnership
c/o Heartland Housing, Inc.
(Name)

12-27-07 [Signature]
Date Signature of Authorized Party
208 S. LaSalle, Suite 1818
(Address)

Chicago, Illinois 60604
(City, State and Zip)

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EXHIBIT A Legal Description

LOTS 18 AND 19 IN BLOCK 30 IN GARFIELD, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) IN COOK COUNTY, ILLINOIS. ✓

Commonly Known As: 4254 West North Avenue, Chicago, Illinois.

PIN: 13-34-425-029-0000 ✓


Property of Cook County Clerk's Office

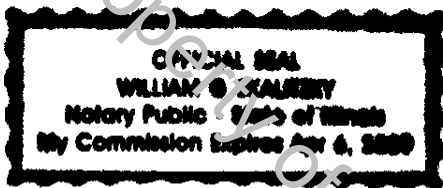
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STATEMENT BY GRANTOR AND GRANTEE

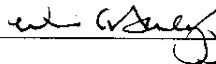
The grantor or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois limited partnership, an Illinois corporation or foreign corporation authorized to do business or 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: As of December 27, 2007

Signature: 
Andrew E. Geer, Executive Director
Heartland Housing, Inc., an Illinois not for profit corporation




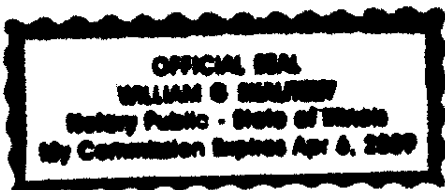
SUBSCRIBED AND SWORN TO BEFORE ME AS OF THIS 27th DAY OF DECEMBER, 2007.

Notary Public 

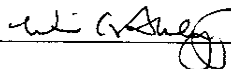
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois limited partnership, Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: As of December 27, 2007

Signature: 
North Avenue Limited Partnership
Andrew E. Geer, Secretary of general partner
North Avenue Neighborhood Development Corporation



SUBSCRIBED AND SWORN TO BEFORE ME AS OF THIS 27th 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.

[Attached 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.]