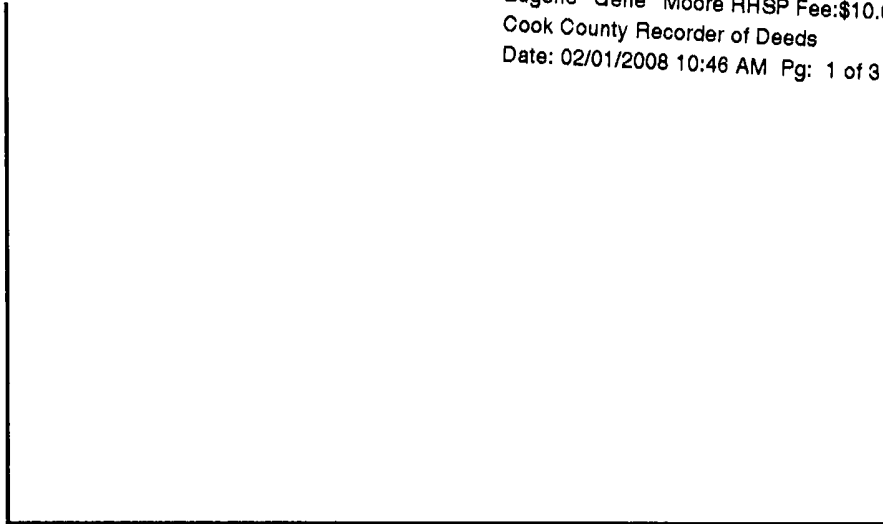


UNOFFICIAL COPY



Doc#: 0803242077 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2008 10:46 AM Pg: 1 of 3

SPECIAL WARRANTY DEED



THE GRANTOR, Renaissance Store, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS against any person claiming by, through, or under Grantor to Toni Forbes of 7901 S. Ellis, Chicago, IL 60619 of the County of Cook, all of its right, title, and interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

\* SINGLE  
See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY


Permanent Real Estate Index Number: 25-19-409-049-0000  
Address of Real Estate: 1941 W. 117th Street, Chicago, IL 60643

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act of the State of Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois, including all amendments thereto; (c) the Declaration and the Town Home Documents; (d) applicable zoning and building laws and ordinances; (e) public and utility easements recorded at any time prior to Closing; (f) covenants, conditions, restrictions, agreements, building lines, and encroachments of record; (g) acts done or suffered by Grantee or anyone claiming through Grantee; (h) utility easements, whether recorded or unrecorded; and (i) liens and other matters of title over which the Title Insurer is willing to insure over without cost to the Grantee.

Dated this 25<sup>th</sup> day of January, 20 08


3/8

Renaissance Store, LLC,  
an Illinois limited liability company

By:   
Exquillynn Stanford Brown  
Manager

STATE OF ILLINOIS

STATE TAX



JAN. 28. 08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000106657

REAL ESTATE TRANSFER TAX
0026800
FP 102808

CITY OF CHICAGO

CITY TAX



JAN. 28. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000000952

REAL ESTATE TRANSFER TAX
0201000
FP 102805

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



JAN. 28. 08

REVENUE STAMP

# 0000106908

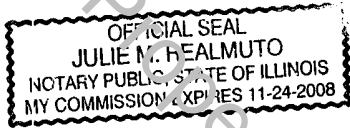
REAL ESTATE TRANSFER TAX
0013400
FP 102802

600334

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Exquilynn Stanford Brown, Manager of Renaissance Stone, LLC, is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered this instrument, as her free and voluntary act, and as the act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25<sup>th</sup> day of January, 20 08.



Julie Realmuto (Notary Public)

**Prepared by:**

Julie Realmuto  
McCarthy Duffy LLP  
180 N. LaSalle Street  
Suite 1400  
Chicago, Illinois 60601

**Name and Address of Taxpayer:**

Toni Forbes  
7901 S. Ellis  
Chicago, Illinois 60619

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

### PARCEL 1:

THAT PART OF LOT 1 (EXCEPT THE SOUTHERLY 25 FEET THEREOF) IN BLOCK 10, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 109.90 FEET AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 99.50 FEET (USING AN ASSUMED ELEVATION OF 100.00 FEET FOR THE FLOOR SURFACE OF THE FIRST FLOOR) IN VINCENNES ROAD ADDITION, BLOCKS OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THAT PART LYING EAST OF THE DUMMY TRACT OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL NOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 AND THE NORTHERLY LINE OF THE SOUTHERLY 25 FEET OF SAID LOT 1; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF THE SOUTHERLY 25 FEET, A DISTANCE OF 76.40 FEET; THENCE NORTHERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, 3.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 31.00 FEET; THENCE EASTERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, 19.75 FEET; THENCE SOUTHERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, 31.00 FEET; THENCE WESTERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.75 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SAID LOT 1 (EXCEPT THE SOUTHERLY 25 FEET THEREOF) IN BLOCK 10 LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 109.90 AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 99.50 FEET (USING AN ASSUMED ELEVATION OF 100.00 FEET FOR THE FLOOR SURFACE OF THE FIRST FLOOR) DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 AND THE NORTHERLY LINE OF THE SOUTHERLY 25 FEET OF SAID LOT 1; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF THE SOUTHERLY 25 FEET, A DISTANCE OF 76.40 FEET; THENCE NORTHERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE 3.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST SAID LINE, A DISTANCE OF 12.30 FEET; THENCE WESTERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE OF 2.40 FEET; THENCE NORTHERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE OF 8.55 FEET; THENCE EASTERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE OF 2.40 FEET; THENCE NORTHERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE OF 10.15 FEET; THENCE EASTERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.75 FEET; THENCE SOUTHERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE OF 10.15 FEET; THENCE WESTERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, A DISTANCE OF 2.40 FEET; THENCE SOUTHERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, 8.55 FEET; THENCE EASTERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, 2.40 FEET; THENCE SOUTHERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, 12.30 FEET; THENCE WESTERLY ALONG A LINE FORMING A RIGHT ANGLE TO THE LAST DESCRIBED LINE, 19.75 FEET TO THE POINT OF BEGINNING.

### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS ESTABLISHED BY THE DECLARATION RECORDED AUGUST 6, 2007, AS DOCUMENT NUMBER 0721815084 <ICCI.