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SPECIAL WARRANTY DEED  
(ILLINOIS)

After Recording, Mail To:

~~ABSOLUTE TITLE SERVICES~~  
~~2227 Hammond Dr.~~  
~~Schaumburg, IL 60173~~

NAME AND ADDRESS  
OF PREPARER:

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



Doc#: 0826331093 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2008 12:42 PM Pg: 1 of 4

RECORDER'S STAMP

ATS# 54797  
1/3  
Raymond Menefee, a single person hereinafter referred to as "Grantor", whose mailing address is 1507 E 53rd suite 430 Chicago IL 60615, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Francis Anokye, a Single MAN "Grantee", of the City of Chicago IL 60698 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: 1421-23 E. 67<sup>th</sup> Place, W, Chicago, IL 60637 #102W  
P.I.N. 20-23-404-004-0000

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 03 day of June, 2008.

Ray  
Raymond Menefee

ORB

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Evelia E. Diaz, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Raymond Menefee, 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 he signed and delivered such instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial Seal, this 03 day of June, 2008.

  
Notary Public

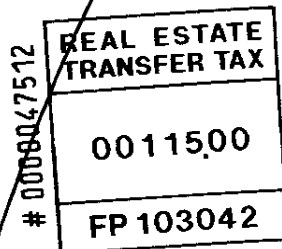
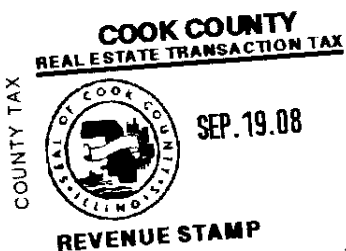
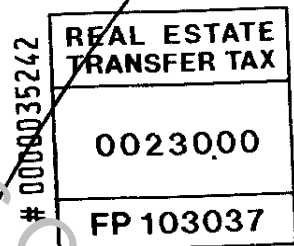
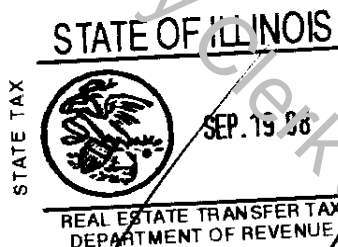
STAMP HERE



City of Chicago  
Dept. of Revenue  
563318  
09/18/2008 14:57



Real Estate  
Transfer Stamp  
\$2,415.00  
Batch 07233 56



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## EXHIBIT A

### Legal Description/ Plat of Survey

Parcel 1:

Unit 102W in The 1421-23 East 67th Place Condominiums, as depicted on the Plat of Survey of the following described real estate.

THE WEST 11.53 FEET OF LOT 12 AND ALL OF LOT 13 AND LOT 14 (EXCEPT THE WEST 20.01 FEET THEREOF) IN BLOCK THREE IN BASS SUBDIVISION OF THE NORTH HALF OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER (EXCEPT THE EAST 256 FEET THEREOF) IN SECTION 23, 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 \_\_\_\_\_, 2007 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number \_\_\_\_\_, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois

Commonly known as:  
1421-23 East 67th Place Unit 102W  
Chicago, IL 60637

P.I.N. 20-23-404-004-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2007 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 105E IN THE 1421-23 E. 67<sup>TH</sup> PLACE CONDOMINIUMS HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Approved by Cook County Clerk's Office