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Doc#: 0829047034 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/16/2008 11:06 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:

Marty DeRoin
122 S. Michigan Ave.
Suite 1800
Chicago, IL 60603

ABOVE SPACE FOR RECORDER'S USE ONLY

4390355(1/2)

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SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 30 day of May, 2008, between 5007 Lawndale Corporation, an Illinois 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 ("Grantor") and Ricardo Segura & Sonya Amezcua, * ("Grantee") of 5929 S. Sawyer, Chicago, IL, 60629, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND GRANT unto the Grantee, * husband and wife, as Tenants By The Entirety and to Grantee's 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:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

CITY TAX	CITY OF CHICAGO	# 0000005102	REAL ESTATE TRANSFER TAX
	 OCT. 13. 08		05055.75
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103018

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee 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; subject only to:

Permanent Real Estate Index Number(s): 19-11-120-010-0000, 19-11-120-013-0000, 19-11-120-014-0000, 19-11-120-016-0000, 19-11-120-021-0000 (Affects underlying land)

Address(es) of real estate: 3648 West 51st Street, Chicago, Illinois 60629, Unit 18

- (i) general real estate taxes not due and payable at the time of Closing;
- (ii) public utility easements, if any, whether recorded or unrecorded;
- (iii) covenants, conditions, restrictions, easements, building lines encroachments and agreements of record which do not unreasonably interfere with the use of the Purchased Residence for residential purposes, or impair their merchantability, or which pertain solely to the Common Areas;
- (iv) special taxes or assessments for improvements not yet completed;
- (v) the Association Documents, including all amendments and exhibits thereto;
- (vi) applicable zoning and building laws and ordinances;
- (vii) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
- (ix) any other matters which shall be insured over by the title insurer at no cost to Purchaser.

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EXHIBIT A

LOT 21 IN PARK PLACE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE EAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2007 AS DOCUMENT NO. 0734003180 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office