

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Phase II)

THIS INDENTURE, made this 10th day of April, 2009 between REVERE COMMUNITY HOUSING DEVELOPMENT LLC, an Illinois limited liability company ("Grantor") and ERIC and CHERYL EBERHART, husband and wife, as tenants by the entirety (the "Grantee"),



Doc#: 0910433027 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/14/2009 09:56 AM Pg: 1 of 4

only)

WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and 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 against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) encroachment of the improvements constructed on the above-referenced premises onto adjoining property or the encroachment of improvements located on adjoining properties into the above-

CHICAGO TITLE INS. CO. / 01/14/09 8431814
D of 4
D1 Roth

47

UNOFFICIAL COPY

referenced premises; (vii) covenants, conditions, restrictions, permits and agreements of record, including the (a) Agreement for the Acquisition, Sale and Redevelopment of Land by and between Seller and the City of Chicago, an Illinois municipal corporation ("City") dated as of September 19, 2006, and recorded April 23, 2007, as Document No. 071133300, as amended, and (b) Quitclaim Deed by the City dated as of March 30, 2007 and recorded April 23, 2007 as Document No. 071133302, as amended, (viii) public, private and utility easements; (ix) Grantee's mortgage and that certain Mortgage, Security and Recapture Agreement to be executed at Closing by Grantee in favor of Delta Revere Program LLC and recorded concurrent with the recording of this instrument; (x) rights of the public, the City of Chicago and the State of Illinois in and to that part of said premises taken and used for roads and highways, if any; and (xi) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the President of Grantor as of the day and year first above written.

**REVERE COMMUNITY HOUSING
DEVELOPMENT LLC**, an Illinois limited
liability company

By: _____

Lee Reid, Jr.
Its: President

This instrument was prepared by
and after recording return to:

Jeffrey M. Galkin, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 2200
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

Mr. and Mrs. Eric Eberhart
7211 South University
Chicago, Illinois 60619

UNOFFICIAL COPY

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

LOT 42 IN BLOCK 17 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26, THE SOUTHEAST ¼ OF SECTION 26 (WITH THE EXCEPTION OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SOUTHEAST ¼) THE NORTH ½ OF THE NORTHWEST ¼, AND THE SOUTH ½ OF THE NORTHWEST ¼ LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7211 South University, Chicago, Illinois

PERMANENT REAL ESTATE TAX INDEX NO.: 20-26-114-005-0000