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1999-12-15 14:35:11
Cook County Recorder 25.00

SPECIAL WARRANTY DEED
(Limited Liability Company to Individual)
STATUTORY (ILLINOIS)

Above Space for Recorder's Use Only

THE GRANTOR, A/OP VENTURE ONE L.L.C.

a Limited Liability Company created and existing under and by virtue of the Illinois Limited Liability Company Act, and duly authorized to transact business in the State of Illinois, for and in consideration of 10 DOLLARS, in hand paid, and pursuant to authority given by the Managing Member CONVEYS and WARRANTS to Sabrina A. King, P.O. Box 5825, Chicago, Illinois 60680

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
LOT 40 IN ROBERTSON AND FITCH'S SUBDIVISION OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto 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 the party of the first part, 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 the party of the second part, his/her heirs and assigns forever.

The Grantor warrants to the Grantee and his successors in title that they have not created or permitted to be created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions listed above; and grantor covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

SUBJECT TO: (i) General taxes for 1998, (ii) easements, covenants, conditions, restriction, and ordinances of record provided that the same do not impair the use of the Property as a single family residence; (iii) applicable zoning and building laws and ordinances and building lines of record; (iv) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (v) any mortgage and related security in connection with Purchaser's financing of the purchase of the Property and other matters affecting title by or through Purchaser; and (vi) other title exceptions, if any, including mechanics' lien claims, provided Seller has procured an endorsement from the Title Insurer insuring over any such exceptions (the exceptions set forth in clauses (i) through (vi) are hereinafter collectively referred to as "Permitted Exceptions").

Permanent Index Number (PIN) 17-34-309-059-0000
Address(es) of Real Estate 3534 S. Prairie, Chicago, IL

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member,

Dated this 10th day of December, 1999

A/OP Venture One L.L.C.

By [Signature] (SEAL) _____ (SEAL)
Member

BOX 333-CTI

Handwritten notes on the left margin: "ex", "DB", "7848112", "MS", "ASL", "11/18/99".

Handwritten note: "3a"

Vertical stamp: "RECORDED"

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Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
821.25
REVENUE DEC 14 99
PB. 11187
085343

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
821.25
REVENUE DEC 14 99
PB. 11187
085942

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
109.50
DEC 14 99
PB. 11427
326338

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
219.00
DEC 14 99
PB. 10778
COOK CO. NO. 018
119711

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Stephen R. Ballis personally known to
me to be a Member of said L.L.C., and personally known to me to be the same persons whose names
subscribed to the foregoing instrument, appeared before me this day in person, and severally as such
Member(s) acknowledged that they signed, sealed and delivered the said instrument, pursuant to
authority given it by the Members as their free and voluntary act, and as the free and voluntary act and
deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of December, 1999.



Anthony D. Andrews
NOTARY PUBLIC

This instrument was prepared by Anthony D. Andrews, 1820 Ridge Road, Suite 200, Homewood, Illinois 60430

MAIL TO:

M. M. YORK
3442 N. SOUTHPORT
CHICAGO IL 60657

SEND SUBSEQUENT TAX BILLS TO:

SABRINA A. KING
3534 S. PRAIRIE
CHICAGO IL 60653

OR

Recorder's Office Box No. _____

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