

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR

NEAR WEST SIDE COMMUNITY DEVELOPMENT CORPORATION, INC., an Illinois corporation ("Grantor")



Doc#: 0916931052 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/18/2009 10:33 AM Pg: 1 of 2

for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, GRANTS, BARGAINS and SELLS to ROSE ANN PHILLIPS, a single woman ("Grantee") the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

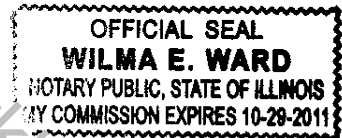
GRANTOR, FOR ITSELF AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, ITS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE, ANYTHING WHEREBY SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT GRANTOR WILL WARRANT AND DEFEND SAID PREMISES AGAINST ALL PERSONS LAWFULLY CLAIMING BY, THROUGH OR UNDER GRANTOR.

Subject to: (a) general real estate taxes for the years 2008 and subsequent years; (b) use and occupancy restrictions and building lines of record; (c) applicable zoning and building laws and ordinances; (d) easements party walls, party wall rights agreements, if any; and (e) acts done or suffered by Grantee or anyone claiming by, through or under Grantee.

Permanent Real Estate Index Number: 17-18-113-~~118~~ 010  
Address of Real Estate: 2347 West Adams, Chicago, Illinois

DATED this 28 day of April, 2009.

NEAR WEST SIDE COMMUNITY DEVELOPMENT CORPORATION



By: [Signature]  
Earnest Gates, Executive Director

State of Illinois, County of Cook, ss. I the undersigned, a Notary Public in and or said County, in the State aforesaid, DO HEREBY CERTIFY that Earnest Gates, Executive Director of Near West Side Community Development Corporation, personally known to me to be the same person whose name is subscribed to foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of April, 2009.

Commission expires 10-29-2011

[Signature]  
Notary Public

This instrument was prepared by: Albert, Whitehead, P.C., 10 North Dearborn, Suite 600, Chicago, IL 60602

MAIL TO:  
MARIE S. LICHTMAN  
222 NORTH LA SALLE STREET  
SUITE 200  
CHICAGO, ILLINOIS, 60601

SEND SUBSEQUENT TAX BILLS TO:  
2347 W. Adams  
Chicago, IL 6


NNNT 01090024 (K) 1984

COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



JUN. 18.09


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0800014082

REAL ESTATE TRANSFER TAX
00265.00
FP326703

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE



JUN. 18.09

CITY OF CHICAGO

# 0000013236

REAL ESTATE TRANSFER TAX
02782.50
FP326675

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. 18.09

REVENUE STAMP

# 000081943

REAL ESTATE TRANSFER TAX
0013250
FP326657

Lot 1 in Subdivision of Sublots 1, 2, 3 and 4 of McKay's Subdivision of Lots 2 and 3 together with that part of original Lot 4 lying South of the South line of West Adam's Street all in Block 10 of Rockwell's Addition to Chicago in the Northeast 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian and the West 1/2 of the Northwest 1/4 of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 17-18-113-010-0000