

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED IN TRUST

Doc#: 1003344025 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/02/2010 09:51 AM Pg: 1 of 5

THIS AGREEMENT made this 21<sup>st</sup> day of January, 2010, between HOME ACQUISITIONS, INC., a 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, party of the first part, and CHICAGO TITLE LAND TRUST COMPANY u/t/n 8002354352 dated January 21, 2010, with an address of 171 N. Clark Street, Chicago, Illinois, 60601, a 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, party of the second part. WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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 attached Legal Descriptions and Permanent Index Numbers for 7 separate parcels.]**

SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

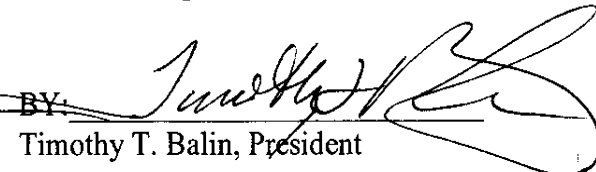
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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, its heirs and assigns forever.

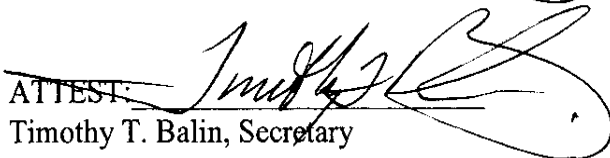
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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

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

HOME ACQUISITIONS, INC.

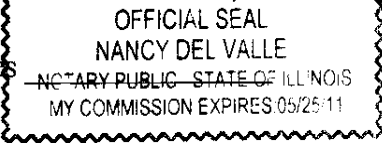
BY:   
Timothy T. Balin, President

ATTEST:   
Timothy T. Balin, Secretary

State of Illinois )  
County of Cook ) ss )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of HOME ACQUISITIONS, INC., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of January, 2010.

Commission Expires 

  
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: Jonathan L. Smith, Esq. \_\_\_\_\_  
100 N. LaSalle, Ste 1111 \_\_\_\_\_  
Chicago, Illinois 60602 \_\_\_\_\_

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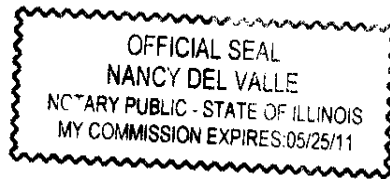
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 1-21, 2010

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said TIMOTHY T. BALIN this 21<sup>st</sup> day of JANUARY 2010.



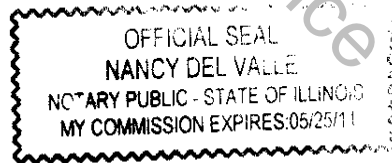
[Handwritten Signature]  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 1-21, 2010

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said TIMOTHY T. BALIN this 21<sup>st</sup> day of JANUARY 2010.



[Handwritten Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]

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**Legal Descriptions  
and  
Permanent Index Numbers**

**Deed dated January 21, 2010  
from Home Acquisitions, Inc.  
to Chicago Title Land Trust Company u/t/n 8002354352**

**Parcel # 1**

Lot 15 in Block 42 in East Washington Heights, being a Subdivision of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-09-325-023-0000  
Commonly Known As: 10236 S. Union Ave., Chicago, IL 60628

**Parcel # 2**

Lot 13 in Block 13 in Nils F. Olsen's Subdivision of Blocks 13, 14, 17, 18 and 19 in George G. Streets Subdivision of the West 1/2 of the Southeast 1/4 of Section 17 and the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-17-412-010-0000  
Commonly Known As: 1137 W. 110th St., Chicago, IL 60643

**Parcel # 3**

Lot 6 in the Resubdivision of Lots 19 to 28 inclusive in Block 4 in E.S. Kirkland's Subdivision of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number: 20-20-116-033-0000  
Commonly Known As: 1544 W. Marquette Rd., Chicago, IL 60636

**Parcel # 4**

Lot 104 and the West 1 foot 6 inches of Lot 103 in the Subdivision of Lot 56 and the North 1/2 of Lot 57 in School Trustees's Subdivision of Section 16, Townships 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-16-426-013-0000  
Commonly Known As: 19 W. 110th St., Chicago, IL 60628

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## **Parcel # 5**

Lot 35 in M. Ballin's Subdivision of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 20-08-125-015-0000  
Commonly Known As: 5035 S. Justine St., Chicago, IL 60609

## **Parcel # 6**

Lot 25 in Block 4 in Snow and Dickinson's Garfield Boulevard Addition in Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 20-17-111-024-0000  
Commonly Known As: 5659 S. Bishop St., Chicago, IL 60636

## **Parcel # 7**

Lot 5 in Block 15 in S.E. Gross Subdivision of Blocks 15, 16, 17 and 18 and the North 1/2 of Blocks 23 and 24 of Dauphin Park Addition being a Subdivision of the West 1/2 of the Northeast 1/4 of Section 3, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 25-03-211-004-0000  
Commonly Known As: 711 E. 88th St., Chicago, IL 60619