

# UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

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Doc#: 1006833056 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/09/2010 09:46 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 10<sup>th</sup> day of Feb, 2010 between **George Mendez**, a widower not since remarried, having an address c/o G&T Enterprises, 409 W. 169<sup>th</sup> Street, South Holland, Illinois 60473 ("**Grantor**") and **European American Association**, an Illinois not-for-profit corporation, having an address at 2827 West Division Street, Chicago, Illinois 60622 ("**Grantee**"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, the following described real estate, situated in Cook County in the State of Illinois, commonly known as 15424 Park Court and 15429 Broadway, Harvey, Illinois 60426 and legally described on Exhibit A attached hereto and made a part hereof.

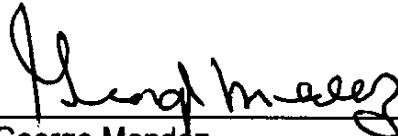
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either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

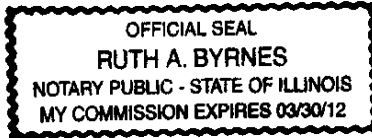
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to the those Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

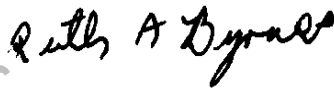
Box 400-CTCC

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

  
George Mendez





Property of Cook County Clerk's Office

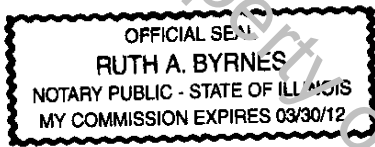
COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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STATE OF ILLINOIS )  
                                  )     SS:  
COUNTY OF COOK    )

I, Ruth A. Byrnes, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE MENDEZ, whose name is subscribed to the 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. Feb. 12, 2010

WITNESS my hand and official seal.



Ruth A. Byrnes (signature of Notary) (seal of Notary)

\$25000.00



№ 19157

Please see deed recorded March 09, 2010  
as document 1006833055  
for state and county transfer  
taxes.

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 13, 14 AND 15 IN BLOCK 84 IN HARVEY, BEING IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 36, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PINS: 29-17-216-017-0000; 29-17-216-018-0000, AND 29-17-216-019-0000

ADDRESS: 15424 PARK COURT AND 15429 BROADWAY, HARVEY, ILLINOIS 60426

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COOK COUNTY  
RECORDER OF DEEDS  
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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS.
2. COUNTY AND MUNICIPAL ZONING AND BUILDING ORDINANCES.
3. ACTS DONE OR SUFFERED BY GRANTEE.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOW BY THE PUBLIC RECORDS
5. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES. IF ANY
6. COVENANTS AND RESTRICTIONS RELATING TO THE USE OF THE PREMISES AND THE BUILDINGS TO BE ERECTED THEREON CONTAINED IN THE DEED RECORDED OCTOBER 18, 1890 AS DOCUMENT NO 1356244
7. COVENANTS AND RESTRICTIONS RELATING TO THE CHARACTER AND USE OF THE BUILDINGS TO BE ERECTED ON THE LAND CONTAINED IN THE DOCUMENT RECORDED OCTOBER 18, 1890 AS DOCUMENT NO 1356245
8. COVENANTS AND RESTRICTIONS RELATING TO THE CHARACTER AND THE BUILDINGS ON THE LAND PROHIBITING THE SALE, MANUFACTURING OR GIVING AWAY OF INTOXICATING LIQUOR THEREON AND PROVIDING THAT NO GAMBLING OR OTHER LEWD AND IMMORAL PRACTICES SHALL BE PRACTICED THEREUPON CONTAINED IN THE DOCUMENT RECORDED NOVEMBER 18, 1890 AS DOCUMENT NO 1373906 ALSO CONTAINED IN DEED RECORDED APRIL 5, 1923 AS DOCUMENT 7868679
9. JUDGMENT ENTERED IN CASE NUMBER 2005 L 12237, A MEMORANDUM OR COPY OF WHICH WAS RECORDED JULY 28, 2009 AS DOCUMENT NUMBER 0920904011 IN FAVOR OF ANGELO HAREAS, SHERRY ELKHANDY, JAMAL ELKHALDY AND ALEXIS ELKHALDY AGAINST EUROPEAN AMERICAN ASSOCIATION IN THE AMOUNT OF \$285,000.00
10. MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.

AFTER RECORDING RETURN TO:  
SEND SUBSEQUENT TAX BILLS TO:

EUROPEAN AMERICAN ASSOCIATION  
2827 W. DIVISION STREET  
CHICAGO HEIGHTS, IL 60622