



Doc#: 1007129095 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/12/2010 12:56 PM Pg: 1 of 3

4300-293

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INITIATIVES, INC., duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to SOUTH EXCHANGE APARTMENTS LLC, an Illinois limited liability company, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

also G

8494218 28 2 NW 1/4 NW

PARCEL 1:

LOTS 6 AND 7 IN BLOCK 1 IN THE SUBDIVISION OF LOT 1 IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 8211-13 S. EXCHANGE AVENUE, CHICAGO, ILLINOIS 60617

PINS: 21-31-228-006-0000 (LOT 6)
21-31-228-007-0000 (LOT 7)

PARCEL 2:

LOTS 8, 9, AND 10 IN BLOCK 1 IN THE SUBDIVISION OF LOT 1 IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 8217-23 S. EXCHANGE AVENUE, CHICAGO, ILLINOIS 60617

PINS: 21-31-228-008-0000 (LOT 8)
21-31-228-009-0000 (LOT 9)

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21-31-228-010-0000 (LOT 10)

PARCEL 3:

LOTS 7 AND 8 IN HAINES SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 8214 S. EXCHANGE AVENUE, CHICAGO, ILLINOIS 60617

PIN: 21-31-227-051-0000 (LOTS 7 AND 8)

To Have and To Hold the said premises unto the said GRANTEE, subject only to:

- (a) general real estate taxes for 2009 and subsequent years;
- (b) fence eaves and gutters of adjoining property to the South over and on the land about 6 inches; and
- (c) pending building violations, and building violation suits.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

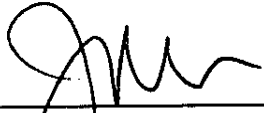
1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

[Signature page follows]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said COMMUNITY INITIATIVES, INC. has caused this Special Warranty Deed to be signed by its President on its behalf, this ____ day of December, 2009.

COMMUNITY INITIATIVES, INC.

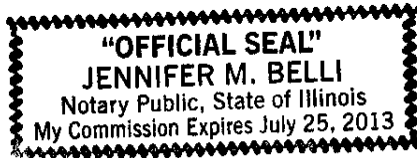
By: 
John G. Markowski, President

STATE OF ILLINOIS
COUNTY OF COOK

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

I, Jennifer M. Belli, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that John G. Markowski, personally known to me to be the President of COMMUNITY INITIATIVES, INC., 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, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as his 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 11th day of December, 2009.





Notary Public

RETURN TO:

WONAIS : WONAIS
1025 OGDEN AVE
LISIE, IL 60532

CITY OF CHICAGO



MAR. 12. 10

CITY TAX


REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02703.75
FP 102805

000000068

COOK COUNTY

REAL ESTATE TRANSACTION TAX




MAR. 12. 10

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00128.75
FP 102802

0000006179

STATE OF ILLINOIS



MAR. 12. 10

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00257.50
FP 102808

0000008355