

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Clark Point Properties, Inc. (the "Grantor"), an Illinois corporation ("Company"), 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, for and in consideration of TEN AND NO/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to:



Doc#: 1015916025 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2010 01:13 PM Pg: 1 of 3

Above Space for Recorder's Use Only

Southern Point Properties Incorporated
1820 W. Webster Avenue
Unit 101
Chicago, IL 60614

(the "Grantee"), and to its successors and assigns the following described real estate situated in County of Cook, in the State of Illinois, to wit:

THE WEST 1/2 OF LOT 28, ALL OF LOT 29 AND THE EAST 1/2 OF LOT 30 IN BLOCK 144 IN HARVEY IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under the provisions of Paragraph (e) Section 200/31-45 of the Real Estate Transfer Tax Act.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereto belonging;

Grantor does warrant and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby conveyed is, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said real estate unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to covenants, conditions and restrictions of record, zoning, public and utility easements, roads and highways, general real estate taxes for the year 2009 and subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER: 29-07-430-030-0000

ADDRESS OF REAL ESTATE: 15 West 151st Street, Harvey, Illinois 60426

In Witness Whereof, the Grantor has caused its name to be signed to this deed by its duly authorized officer, this 6th day of November, 2009.

CLARK POINT PROPERTIES, INC.

By: 
Moshe Blauvise, Vice-President

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SPECIAL WARRANTY DEED

TO:

SOUTHERN POINT PROPERTIES INCORPORATED

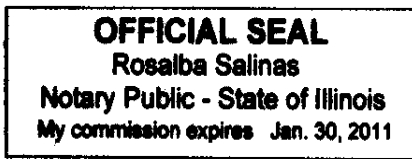
EXEMPT



№ 16363

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Moshe Blauvise, as President of Clark Point Properties, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as an authorized representative of the corporation, for the uses and purposes set forth therein.

Given under my hand and official seal, this th 6 day of November, 2009.



This instrument was prepared by: Mark R. Valley, Statland & Valley, 111 E. Wacker Drive, Suite 2601, Chicago, IL 60601

MAIL TO:

Mark R. Valley
Statland & Valley
111 E. Wacker Drive
Suite 2601
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Southern Point Properties Incorporated
1820 W. Webster Avenue
Suite 101
Chicago, IL 60614

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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, a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, an Illinois limited liability company, 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 title to real estate under the laws of the State of Illinois.

Dated: December 3, 2009

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said Agent
this 3rd day of December,
2009.

Michelle A. Caiazzo
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, a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, an Illinois limited liability company, 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: December 3, 2009

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
by the said Agent
this 3rd day of December,
2009.

Michelle A. Caiazzo
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 a Class A misdemeanor for subsequent offenses.

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