



Doc#: 1019429090 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/13/2010 04:24 PM Pg: 1 of 3

**SPECIAL
WARRANTY DEED**

Statutory (Illinois)
(Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

(The Above Space for Recorder's Use Only)

THIS AGREEMENT, made this 9th day of July, 2010, between Galaxy Sites, LLC, a Limited Liability 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, 820 Church Street, Suite 200, Evanston, IL 60201 a party of the first part, and Thomas Henderson and Lynette Henderson, as joint tenants, and not as tenants in common, 1635 Butler Street, Chicago heights, IL 60411, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and -----no/100Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

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 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, his/her/their heirs and assigns forever.

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, his/her/their 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 persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, (d) general property taxes and special assessments due for the year 2007 and subsequent years.

Permanent Real Estate Number(s): 32-21-320-034
Address(es) of real estate: 1635 Butler Street, Chicago Heights, Illinois.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President, and attested by its Asst. Secretary, this 9th day of July, 2010.

Galaxy Sites, LLC
By: Urban Visions, Inc.- Its managing member

By: [Signature]
Vice-President

Attest: [Signature]
Asst. Secretary

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LEGAL DESCRIPTION

Lot 18 in Block 74 in Original Town of Chicago Heights, a Subdivision of Section 21, Township 35 North, Range 14 East of the Third Principal Meridian except the Northeast Quarter, also except the West 10 acres of the North Half of the Southeast Quarter and except the following described tract: Commencing at the Northeast corner of the Southwest Quarter of Section 21, thence West on the North line of said Quarter Section, 17 rods, thence South of a line parallel to the East line of said Quarter Section, 56 rods 8½ inches, thence East on a line parallel to the North line of said Quarter Section, 17 rods to the East line of said Quarter Section, thence North along the East line of said Quarter Section, 56 rods 8½ inches to point of beginning, also that part of the South Half of the Northeast Quarter of Section 20 lying East on the center line of Old Chicago & Vincennes Road, also that part of the Southeast Quarter of Section 20 lying East of the center line of the Old Chicago & Vincennes Road, all in Township 35 North, Range 14 East of the Third Principal Meridian, extending therefrom Lots 1 to 18 inclusive in the Assessor's Division of part of the Southeast Quarter of Section 20 according to map recorded in Book 161, Page 68, except also that part lying South of the North line of Illinois Street as shown on map of Robert Wallace's Addition to Bloom re-recorded September 20, 1872. Book 2, Pages 89 & 90, Document 1528868, recorded September 1, 1891, Book 49, Page 45. Vacation by the Chicago Title & Trust Co., owners of that part of the plat of the Original Town of Chicago Heights covered by all that portion lying East of the right of way of the Chicago & Eastern Illinois Railroad of the Northwest Quarter of Section 21, Township 35 North, Range 14 East of the Third Principal Meridian recorded April 6, 1895, Book 2841. Ordinance vacating all streets and alleys in above passed March 26, 1895 recorded April 6, 1895. Book 2841. Vacation of part of Chicago Heights; that part bounded on the Southeast by the C. & E.I. Railroad right of way, on the Northwest by the center line of West End Ave., North by the South line of 10th St. and South by the North line of 14th St. recorded March 18, 1903. Book 7700, Page 175. Document 3364525.

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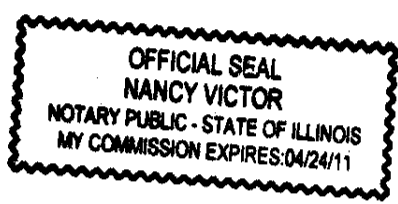
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, 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 this 9th day of July, 2010. Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by and said Agent this 9th day of July, 2010.

Notary Public [Signature]



The grantee 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, 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 this 11th day of July, 2010. Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by and said AGENT this 13 day of JULY, 2010.

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 the provisions of Section 4, of Illinois Real Estate Transfer Tax Act.