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Doc#: 1117140028 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/20/2011 11:01 AM Pg: 1 of 3

DEED

Property of Cook County Clerk's Office

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INTC   7  

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## SPECIAL WARRANTY DEED

Statutory (ILLINOIS)

(Company to Individual)

GRANTOR(S),  
6201 S. DREXEL Joint Venture,  
an Illinois general partnership of the County  
of Cook, in the State of Illinois, for and in  
consideration of Ten Dollars (\$10.00) and other good  
and valuable consideration in  
hand paid, CONVEY(S) and WARRANT(S)  
to the grantee(s),  
Shaundas Reason  
820 E. 38<sup>th</sup> Place  
Chicago, Illinois

(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1 (6205 S. DREXEL AVENUE, CHICAGO, ILLINOIS):

LOTS 47, 48, 49 AND 50, TAKEN AS A TRACT, (EXCEPT THE EAST 132.22 FEET OF THE NORTH 41.31 FEET AND EXCEPT THE EAST 139.10 FEET OF THE SOUTH 54.74 FEET THEREOF) IN BLOCK 8 IN LLOYD'S RESUBDIVISION OF BLOCKS 8 AND 9 AND THE WEST 1/2 OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 2 1/2 ACRES) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

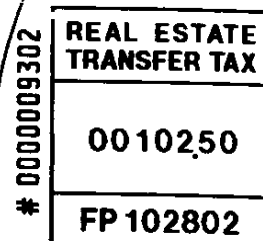
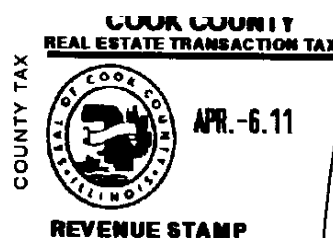
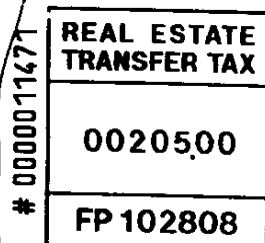
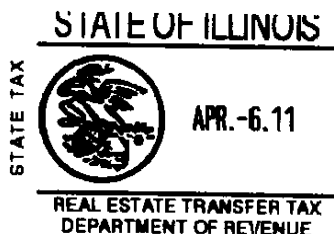
PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DREXEL COURT TOWNHOME ASSOCIATION RECORDED AS DOCUMENT NUMBER 0606644144.

ADDRESS OF PROPERTY: 6205 S. DREXEL AVENUE, CHICAGO, ILLINOIS

PIN: 20-14-314-037-0000

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, unto the Grantee, either in law or in 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, its heirs and assigns forever.

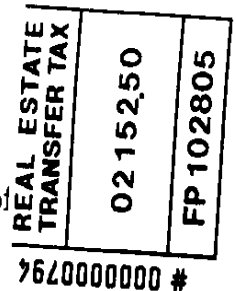


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And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Property, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration of Party Wall Agreement for the Drexel Court Townhome Association;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Grantee's mortgage, and
8. acts done or suffered by the Grantee

IN WITNESS WHEREOF, Grantor has caused its name to be signed as of this 23 day of FEB, 2011




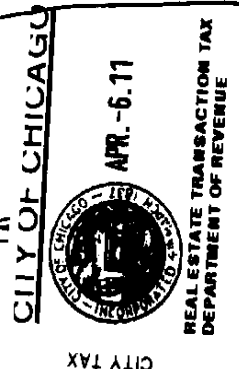
6201 S. Drexel Joint Venture

Sutherland Development Corp., an  
Illinois Corporation

  
Mark Sutherland, President

Property Adventures Corp., an Illinois  
Corporation

  
Alex Pearsall, President



STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Sutherland, President of Sutherland Development Corp, and Alex Pearsall, President of Property Adventure Corp, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 23 day of FEB, 2011.

  
NOTARY PUBLIC



Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois 60602

Mail to: Steven Hinton  
Hinton & Jones, LLC  
1029 S. 17th Ave  
MAYWOOD, IL 60153

Send Subsequent Tax Bills To: SHAWANA REASDA  
6205 S. Drexel Ave  
CHICAGO IL 60637