

UNOFFICIAL COPY

This Instrument was prepared by:
Jeff Richman
Bancroft, Richman & Goldberg, LLC
33 West Monroe, Suite 2000
Chicago, Illinois 60603



Doc#: 1127833082 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/05/2011 11:24 AM Pg: 1 of 3

After Recording, Forward to:
CHERYL S. JACKSON
4068 S. OAKENWALD
CHICAGO, IL 60653

Send Future Tax Bills to:
CHERYL S. JACKSON
4068 S. OAKENWALD
CHICAGO, IL 60653

SPECIAL WARRANTY DEED

THE GRANTOR, LAKEFRONT ASSOCIATES I LLC, an Illinois 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, having an address at 33 West Monroe Street, Suite 1900, Chicago, Illinois, 60603, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, the receipt of which is hereby duly acknowledged, CONVEYS, ASSIGNS, and GRANTS with special warranty covenants unto Cheryl S. Jackson, of Chicago, Illinois, all of Grantor's interest (as further defined below) in and to the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

PERMANENT INDEX NOS: 20-02-127-016-0000

ADDRESS OF PROPERTY: 4068 S. Oakenwald Avenue, Chicago, Illinois 60653

SUBJECT TO: (i) any redevelopment agreements, covenants, conditions, restrictions and rights-of-way of record; (ii) matters shown on any plat of subdivision, any other declarations or restrictive covenants adopted by the Seller, (iii) utility and other easements whether recorded or unrecorded, (iv) zoning and building regulations, encroachments which do not materially affect the use of the Property as a residence, (v) general taxes not yet due and payable, and special taxes or assessments, (vi) matters over which the Title Company (as defined in the Purchase Agreement) pursuant to which this Deed is provided) is willing to insure; (vii) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (viii) Grantee's mortgage.

Box 400-CTCC

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[Handwritten marks and signature]

1 of 2

DJOHANSEN/BTOUHILL

DA

CTC # 8852936

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 26th day of September, 2011.

LAKEFRONT ASSOCIATES I LLC, an Illinois limited liability company

By: Draper and Kramer, Incorporated, its Sole Member

By: 
Its: Authorized Agent

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Gordon P. Ziegenhagen, the Authorized Signatory of Draper and Kramer, Incorporated, the sole member of LAKEFRONT ASSOCIATES I LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Agent, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entities, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 26th day of September, 2011.

Commission Expires: 12/22/2013


NOTARY PUBLIC

REAL ESTATE TRANSFER 09/26/2011



COOK	\$212.50
ILLINOIS:	\$425.00
TOTAL:	\$637.50

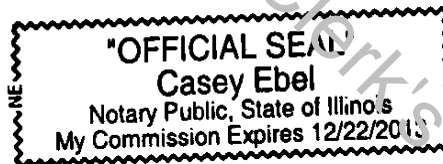
20-02-127-016-0000 | 20110801600992 | 6A9HH1

REAL ESTATE TRANSFER 09/26/2011



CHICAGO:	\$3,187.50
CTA:	\$1,275.00
TOTAL:	\$4,462.50

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 16 IN BLOCK 2, IN LAKE PARK CRESCENT, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIEN, IN COOK COUNTY, ILLINOIS, ACCORDINGLY TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0030468270 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

PARCEL 2:

THE PERPETUAL NON-EXCLUSIVE RIGHT AND EASEMENT APPURTENANT TO PARCEL 1 TO ENTER UPON, ACROSS, UNDER AND THROUGH THE FOLLOWING DESCRIBED PROPERTY TO MAINTAIN, RELOCATE, RESTORE, REPLACE AND REPAIR DRAINAGE PIPES AND ANY RELATED CATCH BASINS, PIPE COUPLINGS OR CONNECTORS AND ANY ANCILLARY FACILITIES OR IMPROVEMENT INSTALLED TO FACILITATE, DRAINAGE OF STORM WATER LOCATED IN, ACROSS, ALONG, UPON AND UNDER THE EASEMENT AREA IN ACCORDANCE WITH THE ATTACHED SITE PLAN (COLLECTIVELY, "THE DRAINAGE FACILITIES") AND (B) TO ALLOW STORMWATER TO DRAIN, PASS AND FLOW THROUGH, AND BE LOCATED AND STORED IN, THROUGH AND UNDER THE EASEMENT AREA, INCLUDING THE DRAINAGE FACILITIES THEREIN ALL IN ACCORDANCE WITH THE RIGHTS RESERVED THEREIN, CONTAINED IN THE DECLARATION OF DRAINAGE EASEMENT BY LAKEFRONT ASSOCIATES, I, LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND JOINED BY THE CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION DATED APRIL 4, 2007 AND RECORDED APRIL 6, 2007 AS DOCUMENT 0709634076 WHICH PROPERTY IS DESCRIBED AS:

LOTS 24 AND 25 AND OUTLOT A, IN BLOCK 2, ALL IN LAKE PARK CRESCENT, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT NO. 0030468270 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO: 20-02-127-016-0000

Cook County Clerk's Office