

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED  
STATUTORY (ILLINOIS)  
(CORPORATION TO INDIVIDUAL)**

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Doc#: 1201710067 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2012 12:38 PM Pg: 1 of 3

THIS AGREEMENT, made this 11<sup>th</sup> day of January, 2012, between Anchor Group, Ltd. of Illinois, an Illinois corporation 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, a party of the first part, and Alejandra Trimino, an individual whose mailing address is in Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the executive director of Breaking Ground, Inc. by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part as tenants in the entirety, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: SEE ATTACHED EXHIBIT A

Together with all and singular the hereditaments and appurtenances thereto 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, 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, 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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFENT, subject to:

Permanent Real Estate Number: 13-35-421-025-0000

Address of real estate: 1636 N. Spaulding Avenue, Chicago, IL 60647

REAL ESTATE TRANSFER		01/13/2012
	CHICAGO:	\$1,327.50
	CTA:	\$531.00
	TOTAL:	\$1,858.50

13-35-421-025-0000 | 20120101600699 | QYA6ZQ

REAL ESTATE TRANSFER		01/13/2012
	COOK	\$88.50
	ILLINOIS:	\$177.00
	TOTAL:	\$265.50

13-35-421-025-0000 | 20120101600699 | R8PFNQ

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Box 334

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its executive director, this 11<sup>th</sup> day of January, 2012.

Anchor Group, Ltd. of Illinois,  
an Illinois corporation

By: \_\_\_\_\_

John Munson, President

State of Illinois )

) SS.

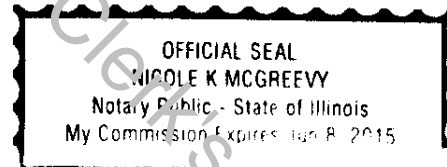
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Munson, personally known to me to be the President of Anchor Group, Ltd. of Illinois, an Illinois corporation, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument pursuant to authority given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11<sup>th</sup> day of January, 2012.

Nicole K McGreevy  
NOTARY PUBLIC

This instrument was prepared by:  
Diane K. Corbett, Esq.  
Applegate & Thorne-Thomsen, P.C.  
626 W. Jackson, Suite 400  
Chicago, IL 60661



~~MAIL TO AFTER RECORDING AND~~  
SEND SUBSEQUENT TAX BILLS TO:  
Alejandra Trimino  
1636 N. Spaulding Avenue  
Chicago, IL 60647

Mail to:  
Bradley Phipps  
Winston & Strawn LLP  
35 W. Wacker Dr.  
Chicago, IL 60601

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 9 IN DELAMATER'S RESUBDIVISION OF BLOCK 22 IN E. SIMMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number: 13-35-421-025-0000

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Property of Cook County Clerk's Office