

UNOFFICIAL COPY



Doc#: 1209734059 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2012 02:58 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

1947 Prairie Company, an Illinois corporation (the "Grantor"), 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:

Above Space for Recorder's Use Only

Chicago Title Land Trust Company, as Trustee under the provisions of Trust Agreement dated December 21, 2011 and known as Trust No. 8002358555
1550 S. Indiana Avenue, Suite 300
Chicago, IL 60605

(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:

LOT 2 IN BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 17 TO 22 IN ASSESSOR'S DIVISION OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under the provisions of Paragraph (e) Section 20-31-45 of the Real Estate Transfer Tax Act.

Together with all and singular the hereditaments and appurtenances there into 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 2011 and subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER: 17-22-309-015-0000

ADDRESS OF REAL ESTATE: 1947 S. Prairie Avenue, Chicago, Illinois 60616

In Witness Whereof, the Grantor has caused its name to be signed to this deed by its duly authorized officer, this 12TH day of March, 2012.

1947 PRAIRIE COMPANY

By: 
Richard A. Simon, President

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SPECIAL WARRANTY DEED

TO:

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF TRUST AGREEMENT DATED DECEMBER 21, 2011 AND KNOWN AS TRUST NO. 8002358555

Property of Cook County Clerk's Office

City of Chicago
Dept. of Finance
620046



Real Estate
Transfer
Stamp

4/6/2012 14:43
200784

\$0.00

Batch # 888 445

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 Richard A. Simon, as President of 1947 Prairie Company, 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 14th day of March, 2012.



Cheryl L. Andrews

This instrument was prepared by: Mark R. Valley, Mark R. Valley Law Firm, LLC
20 N. Wacker Drive, Suite 2005, Chicago, IL 60601

MAIL TO:

Mark R. Valley
Mark R. Valley Law Firm, LLC
20 N. Wacker Drive
Suite 2005
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Chicago Title Land Trust Company T/U/T 8002358555
1550 S. Indiana Avenue
Suite 300
Chicago, IL 60605

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STATEMENT BY GRANTOR AND GRANTEE

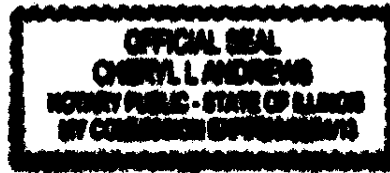
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, a foreign corporation authorized to do business or acquire and hold title to real estate 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: March 12th, 2012

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 12th day of March, 2012.

Cheryl L. Andrews
Notary Public



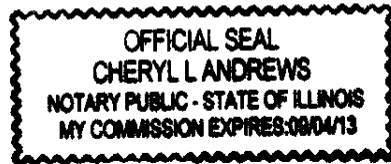
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 12th, 2012

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 12th day of March, 2012.

Cheryl L. Andrews
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.)