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Doc#: 1210911037 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2012 09:36 AM Pg: 1 of 4

This document was prepared by:

Caleb Jewell
Applegate & Thorne-Thomsen
626 W. Jackson Blvd., Suite 400
Chicago, IL 60661

After recording, return to:

Diane Danzy Odell
Attorney at Law, P.C.
77 West Washington St., Suite 714
Chicago, IL 60602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of this 26th day of March, 2012, by IFF REAL ESTATE SERVICES, LLC, an Illinois limited liability company ("Grantor"), whose mailing address is c/o IFF, One North LaSalle Street, Suite 700, Chicago, Illinois 60602, to VANESSA PONDEXTER, an unmarried woman, whose mailing address is Bellwood, Illinois ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except for matters as they appear on Exhibit B attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Box 400-CTCC

S ✓
P ✓
N ✓
INT ✓

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[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

GRANTOR:

IFF REAL ESTATE SERVICES, LLC,
an Illinois limited liability company

By: IFF, an Illinois not-for-profit corporation,
Its: Sole Member and Manager

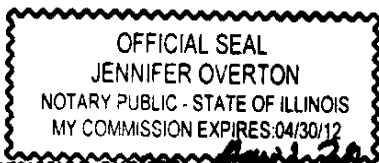
By: *Joe Neri*
Joe Neri, CEO

Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF COOK

I, *the undersigned*, a notary public in and for said jurisdiction aforesaid, do hereby certify that Joe Neri, personally known to me to be the CEO of IFF, the sole member of IFF Real Estate Services, LLC, an Illinois limited liability company ("Grantor"), and 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 as such CEO, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the sole member and the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this *28* day of *March*, 2012.



Jennifer Overton
Notary Public

My Commission expires *April 30, 2012*

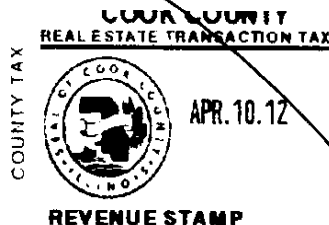
EXEMPT PURSUANT TO 35 ILCS
200/31-45 PARAGRAPH b(3)

[Signature]
Signature of Authorized Party

SEND SUBSEQUENT TAX BILLS TO:

Vanessa Pondexter
421 22nd Avenue
Bellwood, Illinois 60104

Dated: *3/20*, 2012



#0000001918	REAL ESTATE TRANSFER TAX
	00077.50
	FP 103022

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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 40 FEET OF LOT 3 IN BLOCK 8 IN WALRATH'S SUBDIVISION OF THAT PART OF THE WEST 17.02 CHAINS BOUNDED ON THE NORTH BY ST. CHARLES ROAD ON THE SOUTH BY A LINE PARALLEL WITH THE CENTER LINE OF SAID ROAD SO FAR DISTANT AS TO INCLUDE 70 ACRES IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 421 22nd AVENUE, BELLWOOD, ILLINOIS 60104

P.I.N.: 15 - 10 - 303 - 035 - 0000

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EXHIBIT B

Permitted Encumbrances

1. TAXES NOT YET DUE AND PAYABLE.
2. TERMS, CONDITIONS AND AGREEMENTS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEIGHBORHOOD STABILIZATION PROGRAM (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED JANUARY 19, 2011 AS DOCUMENT NO. 1101911080.
3. EASEMENT FOR PUBLIC UTILITIES ALONG THE EAST SIDE OF THE LAND.

