



Doc#: 1231041031 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2012 09:58 AM Pg: 1 of 4

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1124188

(Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is given as of the 25th day of September, 2012, by **WEST PARK PLACE RESIDENTS ASSOCIATION FOR PRESERVATION**, an Illinois not-for-profit corporation ("Grantor"), to **Ericka Steward**, an unmarried woman ("Grantee") residing at 6719 North Glenwood, Chicago, Illinois. R.

WITNESSETH, that Grantor for and in consideration of sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor does REMISE, RELEASE, ALIEN AND CONVEY to Grantee the real estate described in Exhibit A attached hereto.

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 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.

Grantee is a purchaser of a vacant unit described in Exhibit A and any prior tenant has waived or failed to exercise the right of first refusal.

Grantor covenants, promises and agrees, to and with Grantee, its heirs and assigns, that it has not done or permitted to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited. Grantor also covenants, promises, and agrees that it WILL WARRANT AND DEFEND, subject to the following permitted exceptions:

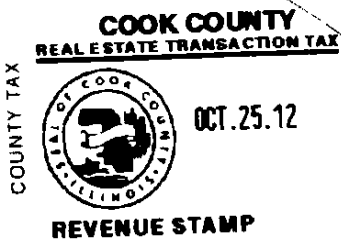
- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments which are not due and payable at the time of closing;

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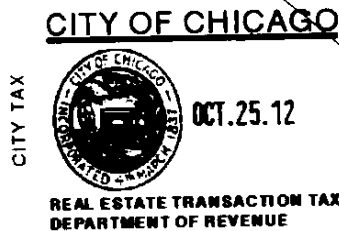
UNOFFICIAL COPY

- (3) public, private and utility easements;
- (4) covenants, conditions and restrictions of record;
- (5) applicable zoning and building laws, ordinances and restrictions, as amended from time to time;
- (6) Declaration of Easements, Restrictions and Covenants for West Park Place Condominium;
- (7) party walls;
- (8) alleys, roads and highways (if any);
- (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which Grantee shall remove at that time by using the loan proceeds to be paid upon delivery of this Deed;
- (10) matters over which the title insurer is willing to insure;
- (11) Use Agreement dated May 10, 1995 by and between Secretary of Housing and Urban Development and West Park Place Residents Association for Preservation;
- (12) Grant Agreement dated May 10, 1995 by and between Secretary of Housing and Urban Development and West Park Place Residents Association for Preservation;
- (13) acts done or suffered by Grantee;
- (14) Grantee's mortgage (if any).

Property of Cook County Clerk's Office



# 0000011546	REAL ESTATE TRANSFER TAX
	00058.75
	FP 103034



# 0000010403	REAL ESTATE TRANSFER TAX
	00881.25
	FP 103033

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Grantor has executed this Deed as of the date first written above.

GRANTOR:

WEST PARK PLACE RESIDENTS
ASSOCIATION FOR PRESERVATION,
an Illinois not-for-profit corporation

By: [Signature]
Name: ROY TURNER
Title: PRESIDENT

This instrument was prepared by: Bennett P. Applegate, Applegate & Thorne-Thomsen, P.C.
626 West Jackson Blvd., Suite 400, Chicago, Illinois 60661

Mail recorded Deed to: Ericka Steward, 1817 N. Larrabee, Chicago, 60614

Send subsequent tax bills: West Park Place Residents Association for Preservation
c/o Acorn Property Management, Ltd.
1819 W. Grand Ave. Ste. 200, Chicago, Illinois 60622

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned, a Notary Public in and for Cook County, Illinois, DOES HEREBY CERTIFY that ROY TURNER, as President of WEST PARK PLACE RESIDENTS ASSOCIATION FOR PRESERVATION, an Illinois not-for-profit corporation, who is personally known to me to be the same person whose name is signed to the attached Special Warranty Deed, appeared before me this day in person and acknowledged that as such President he/she signed and delivered the Deed as his/her free and voluntary act, and as the free and voluntary act and deed of the company for the uses and purposes described in the Special Warranty Deed.

GIVEN under my hand and official seal this 24 day of September, 2012.



[Signature]
Notary Public

My Commission expires 3/5/16

Exempt under 35 ILCS 200/31-45 Paragraph B.

Signed [Signature]
Date 9/24/12

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EXHIBIT A

Legal Description

UNIT 1817 IN WEST PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON MAY 13, 1999 AS DOCUMENT NO. 99466009, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number:

Address of Real Estate: 1817 North Larrabee, Chicago, Illinois 60614

124173

COOK COUNTY CLERK'S OFFICE