

**PREPARED BY:**

Albert, Whitehead, P.C.  
10 North Dearborn, Suite 600  
Chicago, Illinois 60602



Doc#: 1300757170 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/07/2013 12:08 PM Pg: 1 of 3

**MAIL TAX BILL & DEED TO:**

Cesar Delgado  
4711 North Monticello Ave.  
Chicago, IL 60625

GIT (1-3)

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**SPECIAL WARRANTY DEED**

GRANTOR, **KMW COMMUNITIES, LLC**, an Illinois limited liability company ("Grantor"), having its office at 742 North Ada, Suite 1S, Chicago, Illinois 60647, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to **CESAR DELGADO** ("Grantee"), all interest in the real property situated in the County of Cook, State of Illinois, legally described and identified on Exhibit A, attached hereto.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed, is or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due and payable, any special assessments not yet due, conditions and covenants of record, zoning laws and ordinances, easements for public utilities and all other matters of record affecting the property.

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of November 16, 2010 and recorded December 22, 2010 as Document Number 1035631005, which shall constitute covenants running with the land in favor of the City of Chicago and forming a part of the consideration for the conveyance of the subject premises.

All the terms, covenants and conditions of this Deed shall be binding upon the Grantor, Grantee and its successors and assigns.



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 21 IN BLOCK 1 IN JOHNSON AND TYDEN'S ADDITION TO WEST RAVENSWOOD, A SUBDIVISION OF EAST 1/2 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1711 NORTH MONTICELLO, CHICAGO, ILLINOIS 60625

PIN: 13-14-106-016-0000

AVE.

Property of Cook County Clerk's Office