

# UNOFFICIAL COPY

**PREPARED BY:**

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



Doc#: 1302257897 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2013 12:49 PM Pg: 1 of 3

**MAIL TAX BILL & DEED TO:**

Joella Lipscomb  
825 N. Karlov Avenue  
Chicago, IL 60651

40004232 1/3

**SPECIAL WARRANTY DEED**


GIT (1-21)

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 **JOELLA LIPSCOMB**, divorced and not remarried ("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 Amended and Restated Redevelopment Agreement dated as of January 20, 2012 and recorded February 7, 2012 as Document Number 1203857301, 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.

REAL ESTATE TRANSFER	01/14/2013
 CHICAGO:	\$937.50
CTA:	\$375.00
<b>TOTAL:</b>	<b>\$1,312.50</b>

16-03-430-012-0000 | 20130101601560 | EGACHY

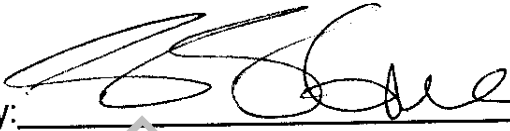
REAL ESTATE TRANSFER	01/14/2013
  COOK:	\$62.50
ILLINOIS:	\$125.00
<b>TOTAL:</b>	<b>\$187.50</b>

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This Special Warranty Deed is dated as of January 11, 2013.

**KMW COMMUNITIES, LLC**  
an Illinois limited liability company

By:   
Name: Stephanie S. Green

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 Stephanie S. Green, the Attorney of Grantor, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the foregoing instrument pursuant to authority given by said Grantor, as her 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 11th of January, 2013.

  
NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 29 IN BLOCK 2 IN ELLSWORTH T. MARTIN'S SUBDIVISION OF BLOCKS 1 AND 2 OF THE RESUBDIVISION OF BLOCKS 5 AND 6 IN FOSTER SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 825 NORTH KARLOV<sup>Ave.</sup>, CHICAGO, ILLINOIS 60651

PIN: 6 03-430-012-0000

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