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SPECIAL WARRANTY DEED



Doc#: 1312819045 Fee: \$42.00
RHSP Fee:\$10.00 Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2013 11:42 AM Pg: 1 of 3

THE GRANTOR, **Medallion Properties LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal place of business at 2421 W. Pratt Blvd., #200, Chicago, Illinois, 60645, for and in consideration of \$10.00 in hand paid, the receipt and sufficiency of which is hereby acknowledged, REMISE(S), RELEASES(S), ALIENATE(S), and CONVEYS(S) to **Community Partners LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal place of business at 2421 W. Pratt Blvd., #200, Chicago, Illinois, 60645, the following described real estate situated in the County of Cook and the State of Illinois, to wit:

LOT 19 (EXCEPT THE NORTH 8 FEET THEROF) AND THE NORTH 16 FEET OF LOT 20 IN BLOCK 90 IN WASHINGTON HEIGHTS, IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1872 IN BOOK 2 OF PLATS, PAGES 45, 46, AND 47 AS DOCUMENT 39778 IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 25-19-225-042-0000

Address of Real Estate: 11446 South Vincennes Avenue, Chicago, IL, 60643

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of Grantee, its successors and assigns forever.

Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following: a) all taxes and special assessments for 2012 and subsequent years; b) zoning laws and ordinances; c) easements for the use of public utilities; d) roads and highways; e) building setbacks, use and occupancy restrictions and covenants, conditions and restrictions of record; f) rights of way for drainage tiles, ditches, feeders and laterals; g) acts done or suffered by Grantee and Grantee's Mortgagee, if any.

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STATEMENT OF GRANTOR/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 or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5/6/13, 2013 Signature: [Signature]
Grantor or Agent

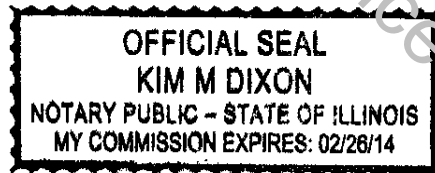
Subscribed and sworn to before me by the said Jacob Kounie this 6th day of May, 2013.
Notary Public [Signature]



The grantee 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 or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-22, 2013 Signature: P.A. Miculiciu
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 22 day of APRIL, 2013.
Notary Public [Signature]



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 of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.