

UNOFFICIAL COPY

CTD# ST5136758 (1a)

Special Warranty Deed

ILLINOIS

Doc#: 1301435000 Fee: \$80.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/14/2013 09:34 AM Pg: 1 of 2



Doc#: 1326726047 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/24/2013 11:00 AM Pg: 1 of 4

Above Space for Recorder's Use Only

This Special Warranty Deed, made on this, 28th day of December, 2012 by Ridgely Hunt, Plenary Guardian of The Estate of Constance Farley Hunt, a Disabled Person of 401 Oak Grove Circle (the "GRANTOR"), of the City/Village of Wauconda, County of Lake, State of Illinois, and 1404 E. 55th Associated, LLC, an Illinois limited liability company (the "GRANTEE"), of 1505 E. 56th Street, Chicago, Illinois 60637.

Grantor, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, BARGAINS, GRANTS, and SELLS to Grantee, the following described Real Estate situated in the County of Cook, in the State of Illinois, more particularly described as follows: (See Page 2 for Legal Description), and all appurtenances thereto.

SUBJECT TO: General taxes for 2012 and 2013 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, roads and highways, all conditions set forth in the Title Commitment (Chicago Title Order ST5136758) or, restrictions imposed by applicable building, zoning and other codes, ordinances, statutes, laws, rules and regulations applicable to the real estate, and Acts done or suffered by Grantee, or those claiming through Grantee.

Grantor covenants as follows: the premises is free from all encumbrances made by Grantor; Grantor will warrant and defend the property hereby conveyed against all lawful claims and demands of all persons claiming by, through, or under Grantor, but against no other persons; and, Grantor currently is not residing on the subject property, and thus, the subject property is not subject to the homestead laws of the State of Illinois. Grantor warrants that he is acting in his appointed capacity and within his allotted authority as fiduciary.

5633 S. Harper Avenue, Chicago, IL 60637

The date of this deed of conveyance is December 28, 2012.

By: [Signature]
(SEAL) Ridgely Hunt, Plenary Guardian of The Estate
of
Constance Farley Hunt, a Disabled Person

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ridgely Hunt, Plenary Guardian of The Estate of Constance Farley Hunt, a Disabled Person, personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

(Impress Seal Here) OFFICIAL SEAL
NOREEN SUTTON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/28/16
(My Commission Expires)

Given under my hand and official seal December 28 2012
[Signature]
Notary Public

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TNT

RE-RECORDED DEED TO CORRECT SCRIVENER'S ERROR IN ORIGINAL DEED

BOX 334 CT

UNOFFICIAL COPY



First American Title Insurance Company

RE-RECORDED DEED TO CORRECT SCRIVENER'S ERROR IN ORIGINAL DEED

The attached Special Warranty Deed contains a scrivener's error, in that the Grantee listed on said deed is "1404 E. 55th Associated, LLC, an Illinois Limited Liability Company". There is no limited liability company in the State of Illinois with said name. The intended Grantee of the attached Special Warranty Deed is "1404 E. 55th Associates, LLC, an Illinois Limited Liability Company" The correct name of the Grantee is listed on the bottom of page 2 of the attached Special Warranty Deed, in the section that provides: "Send subsequent tax bills to:".

As such, the Grantee on the attached Special Warranty Deed shall forever hereinafter be as follows: 1404 E. 55th Associates, LLC, an Illinois Limited Liability Company.

The Permanent Real Estate Index Number, the Address of the Real Estate and the Legal Description are set forth below.

Permanent Real Estate Index Number(s): 20-14-212-045-0000
Address(es) of Real Estate: 5633 S. Harper Avenue, Chicago, IL 60637

Legal Description:

THE NORTH 20.167 FEET OF THE SOUTH 182.169 FEET (BOTH AS MEASURED ALONG THE WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF LOT 30; THENCE NORTH 77.00 FEET ALONG THE WEST LINE THEREOF TO THE LOT CORNER; THENCE EAST 42.50 FEET TO THE LOT CORNER; THENCE NORTH ALONG THE EAST LINE OF S. HARPER AVENUE 3.665 FEET TO THE PLACE OF BEGINNING OF TRACT HEREWITH DESCRIBED, THENCE CONTINUING NORTH ALONG SAID EAST LINE OF S. HARPER AVENUE 283.67 FEET; THENCE EAST PERPENDICULARLY TO SAID EAST LINE TO A POINT ON THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT ON A LINE DRAWN THROUGH THE POINT OF BEGINNING OF SAID TRACT, PERPENDICULAR TO THE EAST LINE OF S. HARPER AVENUE; THENCE WEST ALONG SAID PERPENDICULAR LINE TO THE SAID POINT OF BEGINNING, ALL IN CHICAGO LAND CLEARANCE COMMISSION #1, BEING A CONSOLIDATION OF PARTS OF VARIOUS SUBDIVISIONS AND RESUBDIVISION AND VACATED STREETS AND ALLEYS, IN THE SOUTH EAST 1/4 OF SECTION 11 AND THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 6, 1959 AS DOCUMENT NO. 17473437.

FIRST AMERICAN
File # 2462460
1023


LEGAL DESCRIPTION

For the premises commonly known as:
5633 S. Harper Avenue, Chicago, IL 60637
#20-14-212-045-0000



ORDER NUMBER: 1409 ST5136758 ZNC
STREET ADDRESS: 5633 S. HARPER AVENUE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 20-14-212-045-0000

LEGAL DESCRIPTION:

THE NORTH 20.167 FEET OF THE SOUTH 182.169 Feet, (BOTH AS MEASURED ALONG THE WEST LINE THEREOF), OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, THENCE NORTH, 77 FEET ALONG THE WEST LINE THEREOF, TO THE LOT CORNER; THENCE EAST, 42.5 FEET, TO THE LOT CORNER; THENCE NORTH, ALONG THE EAST LINE OF SOUTH HARPER AVENUE, 3.665 FEET, TO THE POINT OF BEGINNING OF THE TRACT HEREWIT DESCRIBED; THENCE CONTINUING NORTH ALONG SAID EAST LINE OF SOUTH HARPER AVENUE, 203.67 FEET; THENCE EAST, PERPENDICULAR TO SAID EAST LINE, TO A POINT ON THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, TO A POINT ON A LINE DRAWN THROUGH THE POINT OF BEGINNING OF SAID TRACT, PERPENDICULAR TO THE EAST LINE OF SOUTH HARPER AVENUE; THENCE WEST ALONG SAID PERPENDICULAR LINE TO THE SAID POINT OF BEGINNING; ALL IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 1, BEING A CONSOLIDATION OF PARTS OF VARIOUS SUBDIVISIONS AND RESUBDIVISIONS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST 1/4 OF SECTION 11, AND THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, MARCH 6, 1959, AS DOCUMENT NUMBER 1747437, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER	12/28/2012
 CHICAGO:	\$1,425.00
CTA:	\$570.00
TOTAL:	\$1,995.00

20-14-212-045-0000 | 20121201605603 | G20XWP

REAL ESTATE TRANSFER	12/28/2012
 COOK:	\$95.00
 ILLINOIS:	\$190.00
TOTAL:	\$285.00

20-14-212-045-0000 | 20121201605603 | JEP:8

This instrument was prepared by

Joseph P. Hudetz
Kelleher & Buckley, LLC
102 S. Wynstone Park Dr., #100
North Barrington, Illinois 60010

Send subsequent tax bills to:
1404 E. 55th Associates, LLC
1505 E. 56th Street
Chicago, IL 60637

Recorder-mail recorded document to:
Rick Duffin of Duffin & Dore, LLC
206 S. Jefferson St., Suite 100
Chicago, IL 60661

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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1301435000

AUG 29 13


RECORDER OF DEEDS COOK COUNTY