### **SPECIAL** WARRANTY DEED

THIS INDENTURE, made as of this 28th day of July, 2014, between CHICAGO **METROPOLITAN HOUSING** DEVELOPMENT **CORPORATION**, an Illinois not-for-profit corporation, whose business address is 200 W. Adams, Suite 1710, Chicago,



1426704054 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/24/2014 03:24 PM Pg: 1 of 5

Illinois 60606, party of the first -i part, and ARHE1 ALEBEKIT, 6140 N. Talman Ave., Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said not-for-profit corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its neirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

ounty of Cook and State of Illinois known and described as follows, to-wit:

AND Bereke m. Zeno, wife + Husam as Tenoiti by the Entirety See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditamen's 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 demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditame ots and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, remise and agree, to and with the party of the second part, its heirs 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 FOREVER DEFEND.

> After Recording Return to: Steven Nicholas, Esq. Law Office of Earl J. Roloff 1060 Lake Street

Hanover Park, IL 60133

FIRST AMERICAN File # 2500503

| REAL ESTATE TRANSFER TAX |          | 04-Sep-2014 |
|--------------------------|----------|-------------|
|                          | CHICAGO: | 862.50      |
|                          | CTA:     | 0.00        |
|                          | TOTAL:   | 862.50      |

REAL ESTATE TRANSFER TAX

13.01-104.039-1004 20140701613283 1 1.665.480.832

13-01-104-039-1004 20140701613283 0-325-105-792

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# **UNOFFICIAL CO**

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Executive Director, as of the day and year first written above.

> CHICAGO METROPOLITAN HOUSING DEVELOPMENT CORPORATION, an Illinois not-for-profit corporation

By:

Name: Rafael Leon Title: Executive Director

State of ILLINO

County of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Rafael Leon, personally known to me to be the Executive Director of Chicago Metropolitan Housing Development Corporation, an Illinois not-ter-riofit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Executive Director, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said not-for-profit corporation.

Given under my hand and official seal, this 2 day of July, 2014.

Commission expires 20/32 20/5

YOIS

315

BLICOFFICIAL SEAL KRISTIE LYNN HARPER NOTARY PUBLIC STATE OF ILLINOIS

NY COMMISSION EXPIRES 2-22-2015

This instrument was prepared by:

Laura E. Tilly

Miner, Barnhill & Galland, P.C.

14 W. Erie Street

Chicago, Illinois 60654

Exemple Lader provisions of Paragraph 13 , Section 31-**45**, Property Tax Code

Send Subsequent Tax Bills To:

Arhet Alebekit

6321 N. Sacramento., Unit 1E

Chicago, IL 60659

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## **UNOFFICIAL COPY**

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION OF THE PROPERTY**

UNIT 1 E IN THE 6321 NORTH SACRAMENTO AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 15 AND THE NORTH 1/2 OF LOT 16 IN BLOCK 4 IN THOMAS J. GRADY'S SIXTH GREEN BRIAR ADDITION: TO NORTH EDGEWATER, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0704610103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT'S IN COOK COUNTY, ILLINOIS.

Address: 6321 North Sacramerio Avenue, Unit 1E

Chicago, IL 60659

Permanent Index Number: 13-01-104-039-104

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#### EXHIBIT B

### PERMITTED EXCEPTIONS

- 1. General real estate taxes not yet due and payable at the time of Closing.
- Provisions, conditions, covenants, restrictions, options, assessments and easements as created by the 2. Declaration of Condominium recorded February 15, 2007 as Document Number 0704610103 and any amendments thereto.
- Provisions, conditions and limitations as created by the Condominium Property Act. 3.



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First American Title Insurance Company 30 North LaSalle Street, Suite 2220 Chicago, IL 60602

Phone: (312)750-6780 Fax: (866)563-2766

### STATEMENT BY GRANTOR AND 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.

| Dateu: Juny 28, 2014 Signature:   | Sharawka Con  |  |  |
|---|---|--|--|
| 0   | Grantor or Agent  |  |  |
| Subscribed and sworn to before me by the said   | , affiant, on   |  |  |
| Notary Public Wy C. Racks Text  | OFFICIAL SEAL MARY E JACKSON-PERKINS NOTARY PUBLIC - STATE OF ILLINOIS COMMISSION EXPIRES:07/23/17  |  |  |
| The grantee or his agent affirms and verifics that 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 and hold title to real estate under the laws of the State of Illinois. |   |  |  |
| Dated: July 28, 2014 Signature:   | Thisauba Com  |  |  |
|   | Grantee or Agent  |  |  |
| Subscribed and sworn to before me by the said July 28, 2014.  | , affiant, on   |  |  |
| Notary Public May Charles Le  | CFFICIAL SEAL  MARY FUNCKSON-PERKINS  NOTARY PUBLIC STATE OF ILLINOIS  OMMISSION EXPIRES 07/23/17  Attement concerning the identity of a service shall be and of a Class A misdemeanor for subsequent |  |  |

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