

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
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1993 DEC -7 AM 9:29

93998101

93998101

SPECIAL WARRANTY DEED

This Indenture, made this 30TH day of SEPTEMBER, 1993, between PILSEN PARTNERSHIP, an Illinois general partnership, 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, party of the first part, and GUILLERMO SALGADO, GLORIA SALGADO as joint tenants with right of survivorship, 1520 W. 18TH PLACE, CHICAGO, IL 60613

272

(Name and Address of Grantee) party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

COOK CO. NO. 016
221868

Together with all and singular the hereditaments 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 equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever, as joint tenants.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 incumbered 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: Covenants, conditions and restrictions set forth on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 17-19-412-008
Address of real estate: 1741 W. 18TH PLACE, CHICAGO, IL 60608

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

PILSEN PARTNERSHIP, an Illinois general partnership
By: LEXINGTON-CHICAGO DEVELOPMENT, INC., an Illinois corporation, managing partner

COOK COUNTY, ILLINOIS
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1993 DEC -7 AM 9:46

93998101

By: [Signature]
Its: [Signature]

Attest: [Signature]
Assistant Secretary

This instrument was prepared by:
Chuck LeClaire
1156 W. Shore Drive
Arlington Heights, IL 60004

BOX 333 - TH

Mail #02
Guillermo Salgado
1741 W. 18th Place
CHI IL 60608

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
75.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
37.50

7444080 ABZ

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
562.50

93998101

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1993 DEC - 7 AM 9 46

33388101

SPECIAL WARRANTY DEED

This indenture, made this 30TH day of SEPTEMBER, 1993, between PILSEN PARTNERSHIP, an Illinois general partnership, 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, party of the first part, and GUILHERMO SAIGADO, GLORIA SAIGADO and 1520 W. 18TH PLACE, CHICAGO, IL 60613

(Name and Address of Grantee) party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Together with all and singular the hereditaments and appurtenances therunto 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 equity, of in and to the above described premises, with the hereditaments and appurtenances TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 incumbered 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 covenants, conditions and restrictions set forth on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 17-19-412-008
Address of real estate: 1741 W. 18TH PLACE, CHICAGO, IL 60608
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

PILSEN PARTNERSHIP, an Illinois general partnership
By: LEXINGTON-CHICAGO DEVELOPMENT, INC., an Illinois corporation, managing partner

33388101
Attest: Assistant Secretary

This instrument was prepared by:
Chuck McClure
1156 W. Shore Drive
Arlington Heights, IL 60004

BOX 333 - 111

REVENUE DEPT. OF STATE OF ILLINOIS
33388101

REVENUE DEPT. OF STATE OF ILLINOIS
33388101

COOK COUNTY ILLINOIS
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Handwritten notes and signatures on the right margin.

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STREET ADDRESS: 1742 WEST 18TH PLACE

93090101

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-19-412-008-0000

LEGAL DESCRIPTION:

LOT 67 IN BLOCK 47 IN H. H. WALKER'S SUBDIVISION OF BLOCKS 33, 34, 47 AND PART OF 48 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

9398201

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STATE OF ILLINOIS
COUNTY OF COOK

IN SENATE, JANUARY 11, 1900.
REPORT OF THE COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
MAY 15, 1899, RELATIVE TO THE LANDS BELONGING TO THE STATE.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

10180000

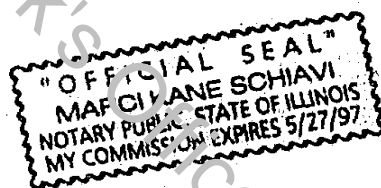
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STATE OF ILLINOIS
COUNTY OF COOK

I, MARCI KANE SCHIAVI, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____
Gregg Hiltner personally known to me to be the
Vice President of Lexington-Chicago Development, Inc., an Illinois corporation, and Bernice Longley, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of PILSEN PARTNERSHIP, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30 day of September, 1993

Marci Kane Schiavi
Notary Public



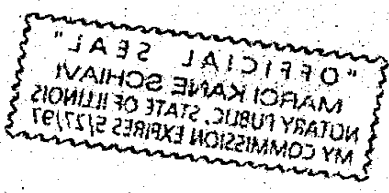
93998101

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STATE OF ILLINOIS
COUNTY OF COOK

I, MARCI KANE SCHIAVI, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the _____ President of Lexington-Chicago Development, Inc., an Illinois corporation, and _____ personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and Assistant Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of PILSEN PARTNERSHIP, for the uses and purposes therein set forth. GIVEN under my hand and official seal this _____ day of _____ 19_____

Notary Public



33338107

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EXHIBIT A

1. General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing;
2. Easements, building line and use and occupancy restrictions, covenants and conditions and Plats of Subdivision of record;
3. Roads and highways, if any;
4. Applicable zoning and building laws and ordinances;
5. Grantee's mortgage, if any;
6. Mortgage, Recapture and Security Agreement in favor of the City of Chicago;
7. Covenant of Residency;
8. Acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee;
9. Drainage ditches, tiles and laterals, if any;
10. Covenants, Conditions and Restrictions contained in the Deed from the City of Chicago to the party of the first part;
11. Redevelopment Agreement between the party of the first part and City of Chicago;
12. Joinder Agreement between the party of the first part and City of Chicago; and
13. Certificate of Completion.

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Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

1. General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing;
2. Easements, building line and use and occupancy restrictions, covenants and conditions and Plats of Subdivision of record;
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4. Applicable zoning and building laws and ordinances;
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7. Covenant of Residence;
8. Acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee;
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11. Redevelopment Agreement between the party of the first part and City of Chicago;
12. Jointer Agreement between the party of the first part and City of Chicago and
13. Certificate of Completion.

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Property of Cook County Clerk's Office