

WARRANTY DEED

2710/0043 55 001 1997-09-16 13:34:29
Cook County Recorder 25.50

205 S.R.
1975 SR
N97001403

THIS SPECIAL WARRANTY DEED ("Deed") is given this 12th day of September, 1997, by West Side Affordable Housing Limited Partnership, an Illinois limited partnership ("Grantor"), to Jamie Ballard, ^{a single person,} resident of Illinois who currently live at 3001 S. Michigan, Chicago, IL 60616 ("Grantee").

In consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor now agrees to REMISE, RELEASE, ALIEN AND CONVEY to Grantee FOREVER, all of the real estate which is specifically described in the legal description which is attached to this Deed as Exhibit A ("Real Estate"). Grantor expressly releases and waives all rights or benefits it has under the Homestead Exemption Laws of the State of Illinois.

In addition to the Real Estate, Grantor now also grants to Grantee everything associated with the Real Estate which is capable of being inherited (including all intangible rights and/or tangible things), along with any rights or things which belong with or are integrally associates with those intangible rights or tangible things which are capable of being inherited (the Real Estate and all of the foregoing are collectively the "Property"). Upon acceptance of this Deed, Grantee shall become the owner of any and all reversionary interests, remainder interests, rents, issues and profits which are in any way associated with the Property, and Grantor shall no longer have any rights or title to anything whatsoever associated with the Property, neither in law nor in equity. Therefore, Grantor now grants the Property to Grantee, its heirs and assigns, TO HAVE AND TO HOLD forever.

Grantor covenants, promises and agrees, to and with Grantee, its heirs and assigns, this it has not done or permitted anything to be done to the Property which would in any way incur the Property except as stated in this Deed. Grantor also covenants, promises and agrees that it WILL WARRANTY AND DEFEND the Property against all persons making any lawful claim by, through or under Grantor, subject to the following permitted exceptions: Those matters contained on Exhibit "A" attached hereto.

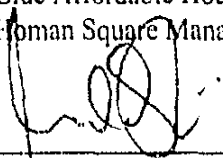
Address of Real Estate: 816 S. St. Louis, Chicago, IL 60624

Real Estate Tax I.D. Number: 16-14-412-001
16-14-412-002
(affects PIQ and others)

Grantor has executed this Deed as of the date first written above.

GRANTOR:

West Side Affordable Housing Limited Partnership
By: Roman Square Management Company, its Agent

By: 
Name: Mark A. Angelini, Vice President

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STATE OF ILLINOIS)
)
COUNTY OF LAKE)

The undersigned, a Notary Public in and for Cook County, Illinois, DOES HEREBY CERTIFY that Mark A. Angelini, of Homan Square Management Company, which company is agent for West Side Affordable Housing Limited Partnership, an Illinois limited partnership, who is personally known to me to be the same person whose name is signed to the attached Special Warranty Deed, appeared before me this day in person and acknowledged that as Vice President of Homan Square Management Company, he signed and delivered the Special Warranty Deed as his free and voluntary act, and as the free and voluntary act and deed of the agent of the partnership on behalf of the partnership for the uses and purposes described in the Special Warranty Deed.

GIVEN under my hand and official seal this 12th day of September, 1997.



Mary Romano
Notary Public

Commission expires 2/19/01

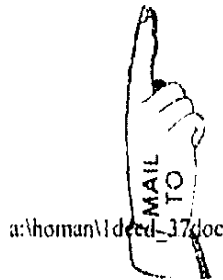
This instrument prepared by: Susan Scott, Shaw Homes, Inc. 273 South Wacker, Suite 325, Chicago, IL 60606.

Mail recorded Deed to:

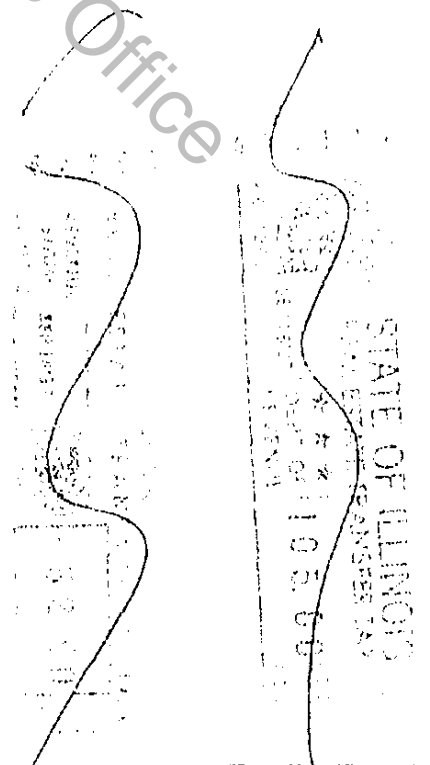
Send subsequent tax bills to:

MR JAMIE BALLARD
816 S. ST LOUIS
CHICAGO, IL 60624

Mr. Jamie Ballard
816 S. St. Louis
Chicago, Illinois 60624



[Handwritten signature]



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Exhibit "A"

Legal Description

Parcel 1:

Lot 55 in Homan Square Phase Three, being a resubdivision of lots 1 through 48, inclusive, and the vacated 16 feet East/West alley in block 9 in E.A. Cummings and Co.'s Central Park Avenue addition, a subdivision of part of the Southeast 1/4 of Section 14, Township 39 North, Range 13 East of the third principal meridian, recorded July 12, 1996 as Document Number 96534799, in Cook County, Illinois.

Parcel 2:

Perpetual non-exclusive easement to and for the benefit of Parcel 1 for ingress and egress in, over and across Lot 57 as created and set out in the plat of subdivision recorded July 12, 1996 as Document Number 96534799 and the Declaration of covenants, conditions, restrictions and easements for Homan Square Homeowners' Association recorded June 27, 1994 as Document Number 94558398 and amended as Document Numbers 94930840, 95190932, 95552590, 96476893, 96605103 and 96971447.

Commonly known as:

816 S. St. Louis
Chicago, IL 60624

Tax I.D. Number:

16-14-412-001
16-14-412-002
(affects PIQ & others)

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