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GEORGE E COLE
LEGAL FORMS

FORM NO 801
February, 1985

97279005

SPECIAL

WARRANTY DEED Statutory (ILLINOIS) (Corporation to Corporation)

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DEPT-01 RECORDING \$25.50
147777 TRAN 0384 04/22/97 15:11:00
45963 # DR *-97-279005
COOK COUNTY RECORDER

THIS AGREEMENT, made this 21st day of November, 1996 between SUNDANCE HOLDINGS, INC. a corporation duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANT to CHICAGO URBAN PROPERTIES, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Illinois and whose address is 640 North LaSalle Street, Suite 545, Chicago, Illinois 60610, the following described real estate, to-wit:

PARCEL 1:

THE EAST 13 FEET OF LOT 2 ALL OF LOT 3 AND THE WEST 7 FEET OF LOT 4 IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 OF ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 23 FEET OF LOT 4 AND ALL OF LOTS 5 TO 16 BOTH INCLUSIVE AND THE WEST 10 FEET OF LOT 17 IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCK 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTH WEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 17 (EXCEPT THE WEST 10 FEET THEREOF), ALL OF LOT 18 AND THE WEST 10 FEET OF 19 IN ISHAM'S RESUBDIVISION OF PART OF BLOCKS 3 TO 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-31-319-007, 14-31-39-008 and 14-31-319-009
Address(es) of Real Estate: 2247 West St. Paul, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VICE President, and attested by its Secretary, this 18 day of April, 1997.

SUNDANCE HOLDINGS, INC.

IMPRESS By: [Signature] VICE President

CORPORATE SEAL By: Caren Menas Secretary

HERE

Date 4/22/97

Sign: [Signature]

97279005

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the closing/execution and

Not To: GARY L. BLOTTICK
(Name)
222 N. LA Salle ST., SUITE 1910
(Address)
CHICAGO, ILLINOIS 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
CHICAGO URBAN PLAN, INC.
(Name)
599 N. LA SALLE STREET, SUITE 448
(Address)
CHICAGO, ILLINOIS 60610
(City, State and Zip)

(NAME AND ADDRESS)

This instrument was prepared by Gary L. Blottick, 222 N. LaSalle, Suite 1910, Chicago, Illinois 60601

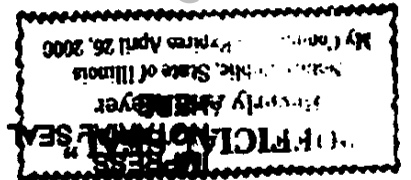
NOTARY PUBLIC

[Handwritten Signature]

Commission expires April 26, 2000

Given under my hand and official seal, this 18th day of April 1997

SUNDANCE HOLDINGS, INC.
corporation, and *Joseph Arkin* personally known to me to be the
Secretary of said corporation, and personally known to me to be the same
whose names are subscribed to the foregoing instrument, appeared, before
me this day in person and severally acknowledged that as such *Vice*
President and *Asst* Secretary, they signed and delivered the said
instrument and caused the corporate seal of said corporation to be affixed
thereto, 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, for the uses and purposes therein set forth.



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and
State aforesaid, DO HEREBY CERTIFY, that *Joseph Arkin* personally known to me to be the *Vice*
President of

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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.

Dated APRIL 18, 1997.

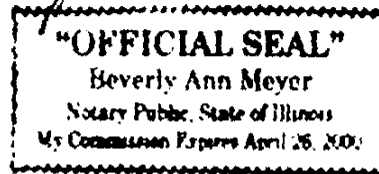
Signature: By: [Signature]

SUNDANCE HOLDINGS, INC., an Illinois corporation

Its: [Signature]

Subscribed and sworn to before me by the said Grantor this 18th day of APRIL, 1997.

Notary Public [Signature]



The grantee or his agent affirms and verifies 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 APRIL 18, 1997

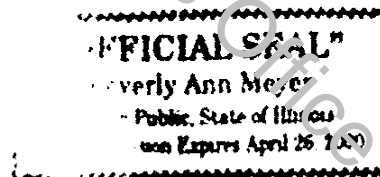
Signature: By: [Signature]

CHICAGO URBAN PROPERTIES, INC., an Illinois corporation

Its: [Signature]

Subscribed and sworn to before me by the said Grantee this 18 day of APRIL, 1997.

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 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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