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SPECIAL WARRANTY DEED
(Corporation to Individual)
STATUTORY (Illinois)

Doc#: 1312347025 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2013 02:56 PM Pg: 1 of 3

CAUTION: CONSULT A LAWYER
BEFORE USING OR ACTING
UNDER THIS FORM. NEITHER THE
PUBLISHER NOR THE SELLER OF
THIS FORM MAKES ANY
WARRANTY WITH RESPECT
THERE TO, INCLUDING ANY
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FOR A PARTICULAR PURPOSE.

40006731 1/3

GIT (S-2)

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS AGREEMENT, made this 30th day of April, 2013 between JML Development, Inc., an Illinois corporation, 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, a party of the first part, and Lucia C. Boyas, whose mailing address is 2030 N. Stave, Chicago, Illinois 60647, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member of said company, by these presents 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: SEE ATTACHED EXHIBIT A



Together with all and singular the hereditaments and appurtenances thereto 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.

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 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 DEFEND, subject to:


Permanent Real Estate Number(s): 13-34-127-024-0000

Address(es) of real estate: 2028 N. Kilbourn^{Ave}, Chicago, Illinois 60639

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REAL ESTATE TRANSFER	05/01/2013
 COOK	\$82.50
 ILLINOIS:	\$165.00
TOTAL:	\$247.50

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REAL ESTATE TRANSFER	05/01/2013
 CHICAGO:	\$1,237.50
CTA:	\$495.00
TOTAL:	\$1,732.50

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its managing member, this 30th day of April, 2013.

JML Development, Inc.,
an Illinois corporation

By: [Signature]
Name: Maria J. Whipple
Title: President

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Maria J. Whipple personally known to me to be the President of JML Development, Inc., an Illinois 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 he signed and delivered the said instrument pursuant to authority given by said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of April, 2013.

[Signature]
Notary Public
Commission expires 5/18/13

PREPARED BY:
Brandon R. Calvert, Esq.
Charity & Associates, P.C.
20 North Clark Street, Suite 1150
Chicago, Illinois 60602



MAIL AFTER RECORDING
AND SEND TAX BILL TO:
Lucia C Bogas
2028 N. Kiltbourn
Chicago, IL 60639

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EXHIBIT A

LOT 12 IN BLOCK 3 IN DICKEY AND BAKER'S NORTHWEST ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of real estate: 2028 N. Kilbourn, Chicago, Illinois 60639

Permanent Real Estate Number(s): 13-34-127-024-0000

Property of Cook County Clerk's Office