

UNOFFICIAL COPY

Prepared by:

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After Recording return to:

Eric G. Greenfield, Esq.
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CTI-SAY-310021 ML
LWD/8/3



Doc#: 1330210004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2013 09:56 AM Pg: 1 of 4

(For Recorder's Use Only)

SPECIAL WARRANTY DEED (Illinois)

This SPECIAL WARRANTY DEED is made this 22nd day of October, 2013, by John T. Fenner, an unmarried man, ("Grantor") having an address of 3707 N. Southport Avenue, Chicago, Illinois 60613, to CA Residential 3707 N. Southport, LLC, a Delaware limited liability company, having an address of 161 N. Clark Street, Suite 4900, Chicago, Illinois (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

*This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").*

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument, as of the day and year first above written.

John T. Fenner

POY 3/24

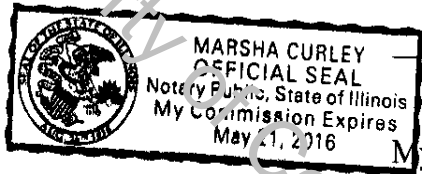
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Marsha Curley a notary public in and for said County, in the State aforesaid, do hereby certify that **John T. Fenner**, an unmarried man, 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, as his free and voluntary act and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of October, 2013.



Notary Public

My Commission expires: 5-21-16

	REAL ESTATE TRANSFER	10/28/2013
	CHICAGO:	\$7,050.00
	CTA:	\$2,820.00
	TOTAL:	\$9,870.00
14-20-115-012-0000 20131001605082 COLDUJ		

		REAL ESTATE TRANSFER	10/28/2013
		COOK	\$470.00
		ILLINOIS:	\$940.00
		TOTAL:	\$1,410.00
14-20-115-012-0000 20131001605082 POK9AH			

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EXHIBIT A

LEGAL DESCRIPTION

LOT 25 IN MILLER SUBDIVISION OF BLOCK 5 AND 6 OF EDSON SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH A PART OF LOT 12 OF LAFLIN SMITH DYER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SAID SECTION 20 IN COOK COUNTY, ILLINOIS.

Commonly Known as:

3707 N. Southport Ave., Chicago, Illinois 60613

PIN:

14-20-115-012-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

Zoning and subdivision ordinances and regulations, covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments; the general real estate taxes for the year 2013 (not yet due).

Property of Cook County Clerk's Office