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This Document Prepared By:

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| Michael S. Fisher Attorney At Law P.C. |
| One South Dearborn Suite 2110 |
| Chicago, IL 60603 |

Doc#: 1333913007 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 12/05/2013 08:51 AM Pg: 1 of 5

After Recording Return To:

| |
|--|
| Community Male Empowerment Project, a(n) Illinois Non-Profit Corporation |
| P.O. Box 12758 |
| Chicago, IL 60612 |

2490106
(101)

SPECIAL WARRANTY DEED


THIS INDENTURE made this 5th day of November, 2013, between **Homesales, Inc.**, hereinafter ("Grantor"), and **Community Male Empowerment Project, a(n) Illinois Non-Profit Corporation**, whose mailing address is P.O. Box 12758, Chicago, IL 60612, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **3121 North Keating Avenue, Chicago, IL 60641**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 all matters set forth on Exhibit B.



Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

| REAL ESTATE TRANSFER | 12/03/2013 |
|--|-------------------|
|  CHICAGO: | \$997.50 |
| CTA: | \$399.00 |
| TOTAL: | \$1,396.50 |

13-27-101-016-0000 | 20131101605597 | KBRXBM

| REAL ESTATE TRANSFER | 12/03/2013 |
|--|-----------------|
|   COOK | \$66.50 |
| ILLINOIS: | \$133.00 |
| TOTAL: | \$199.50 |

13-27-101-016-0000 | 20131101605597 | WDRZTP

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Notary Acknowledgement

STATE OF FLORIDA

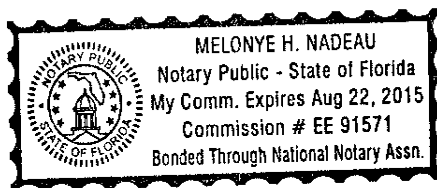
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 5, 2013, by Jill Kelsey, the Vice President of Homesales, Inc., a United States corporation, on behalf of the corporation. He/she is personally known to me.

X Melonye H. Nadeau
Notary Public

(seal)

Printed Name: Melonye H. Nadeau



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Exhibit A
Legal Description



LOT 31 AND 32 IN KOESTER AND ZANDERS SECTION 9 SUBDIVISION IN THE NORTHWEST 1/2 OF SECTION 41 TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1915, AS DOCUMENT NUMBER 5567610, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-27-101-016-0000 and 13-27-101-017-0000

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Exhibit B

Permitted Encumbrances



1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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