

UNOFFICIAL COPY

**This Instrument prepared by
and after recording return to:**

Gregory M. Linde
Ungaretti & Harris, LLP
70 W. Madison St., Suite 3500
Chicago, Illinois 60602



Doc#: 1416216029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2014 11:19 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 9th day of April, 2014 between WILLIAM SAVARINO and JOSEPHINE SAVARINO, husband and wife, as joint tenants (together, "Grantor"), and 8820 S. COMMERCIAL, LLC, an Illinois limited liability company ("Grantee");

WITNESSETH, that said Grantor, in consideration of Ten and No/100s Dollars (\$10.00) in hand paid by Grantee, and other valuable consideration, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE ALIEN AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's interest in and to the real property situated in the County of Cook, State of Illinois, with a common address of 8820 S. Commercial Avenue, Chicago, Illinois, as more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER with the tenements and appurtenances thereunto belonging.

SUBJECT TO general real estate taxes; all covenants, easements, restrictions and other matters of record; and all building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the same unto said Grantee in fee simple forever.

GRANTOR, subject to the Permitted Exceptions, does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF LAND

LOTS 9 AND 10 IN BLOCK 23 IN THE RESUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PART OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 26-06-209-028-0000, 26-06-209-029-0000

Common Address: 8820⁸⁹²⁶ S. Commercial Avenue, Chicago, Illinois