CAS(3) | 120 SA LAW

UNOFFICIAL CORMINICATION OF THE PROPERTY OF TH

Doc#: 1422435011 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/12/2014 08:50 AM Pg: 1 of 3

PREPARED BY:

David L. Goldstein

David L. Goldstein & Associates, L.L.C.

35 East Wacker Drive, Suite 650

Chicago, Illinois 60601

MAIL TAX BILL TO:

Kimberly Patterson

7734 South Aberdeco

Chicago, Illinois 60620

MAIL RECORDED DEED TO:

Thomas M. Edgeworth

Edgeworth & Associates

208 S. LaSalle St., Suite 1400

Chicago, Illinois 60604

SPECIAL WARRANTY DEED

GRANTOR, TEAM4 DEVELOPMENT LLC, an Illinois limited liability company ("Grantor"), having its office at 912 West Lake Street, Chicago, Illinois 60607, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to KIMBERLY PATTERSON, a married woman, 914 East 82nd Street, Chicago, Illinois, all interest in the real property situated in the County of Cook, State of Illinois, legally described and identified on Exhibit A, attached hereto.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed, is, or may be, in any manner encumbered or charged, except as recited herein, and that it will

REAL ESTATE TRANS	06-Aug-2014	
	CHICAGO:	562.50
	CTA:	225.00
	TOTAL:	787.50
20-29-417-030-0000	20140801618646	0-216-828-032

REAL ESTATE TRANSFER TAX			06-Aug-2014
		COUNTY:	37.50
I STATE		ILLINOIS:	75.00
		TOTAL:	112.50
20-29-41	7-030-0000	20140801618646	0-331-778-176



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warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due and payable, any special assessments not yet due, conditions and covenants of record, zoning laws and ordinances, easements for public utilities and all other matters of record affecting the property.

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated May 21, 2010 and recorded June 4, 2010 as Document 1015522076 and that certain Assignment, Assumption and Amendment of Redevelopment Agreement dated April 28, 2011 and recorded May 3, 2011 as Document 111231005%, which shall constitute covenants running with the land in favor of the City of Chicago and forming a part of the consideration for the conveyance of the subject premises.

All the terms, coverants and conditions of this Deed shall be binding upon the Grantee and its successors and assigns.

Dated this 4th day of August, 2014.

TEA	M4 DEVELOPA ENT LLC an Illinois limited liability company
BY:	MA Work
	WILLIAM J. WOLK
Its:	President
State of Illinois	
) SS.
County of Cook	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WILLIAM J. WOLK, personally know 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 foregoing instrument pursuance to authority given by said company, as his 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 netarial seal this ______ day of August, 20:

NOTARY PUBLIC

OFFICIAL SEAL
PATRICIA K SCHELLHASE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/25/14

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EXHIBIT A

LEGAL DESCRIPTION OF LAND:

LOT 12 IN FISHER AND MILLER'S SECOND ADDITION TO WEST AUBURN, BEING A SUBDIVISION OF BLOCK 23 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 99.00 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

en, Ci. COMMON ADDRESS: 7734 South Agerdeen, Chicago, Illinois 60620

PIN: 20-29-417-030-0000