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PREPARED BY:

(814)
GIT

David L. Goldstein

Doc#: 1422715047 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/15/2014 01:49 PM Pg: 1 of 3

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

35 East Wacker Drive, Suite 650

Chicago, Illinois 60601

MAIL TAX BILL TO:

Jennifer Tapia

4326 West Dickens

Chicago, Illinois 60639

MAIL RECORDED DEED TO:

Angel DeJuan

DeJuan Law Firm

P.O. Box 577099

Chicago, Illinois 60657

SPECIAL WARRANTY DEED

GRANTOR, JML DEVELOPMENT INC., an Illinois corporation ("Grantor"), having its office at 1900 West Chicago Avenue, Unit A, Chicago, Illinois 60622, 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 Jennifer Tapia, 2714 North Albany, 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 warrant and defend the premises against all persons lawfully claiming by, through or under

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EXHIBIT A



LEGAL DESCRIPTION OF LAND:

LOT 10 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 11 IN WILLIAM A. BOND AND COMPANY'S SUBDIVISION OF LOTS 1 TO 23 BOTH INCLUSIVE, IN BLOCK 5 IN GUNN'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-34-218-036-0000

Commonly known as 4326 West Dickens^{Ave.}, Chicago, Illinois 60639.

REAL ESTATE TRANSFER TAX		12-Aug-2014
	CHICAGO:	1,575.00
	CTA:	630.00
	TOTAL:	2,205.00
13-34-218-036-0000 20140801620913 0-018-475-136		

REAL ESTATE TRANSFER TAX		12-Aug-2014
 	COUNTY:	105.00
	ILLINOIS:	210.00
	TOTAL:	315.00
13-34-218-036-0000 20140801620913 0-974-301-312		