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PREPARED BY:

GIT

David L. Goldstein

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

35 East Wacker Drive, Suite 650

Chicago, Illinois 60601

MAIL TAX FILL 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

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

# 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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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 the 11 day of April, 2011 and recorded April 18, 2011 as Document 1110831039 and that certain First Amended and Restated Redevelopment Agreement dated January 10, 2012 and recorded January 13, 2012 as Document 1201357207 and that certain Assignment, Assumption and Amendment of Redevelopment Agreement dated the 10 day of January, 2012 and recorded January 13, 2012 as Document 1201357209, 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, covenants and conditions of this Deed shall be binding upon the Grantee and its successors and assigns.

Dated this | Dated

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maria J. Whipple, 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 she signed and delivered the foregoing instrument pursuant to authority given by said company, as her 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 notarial seal this 12 day of August 2014

\*\*Electronic 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 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 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 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, Chicago, Illinois 60639.

REAL ESTATE TF ANSFER TAX		12-Aug-2014
	CHICAGO:	1,575,00
	CTA:	630.00
	TOTAL:	2,205.00
13-34-218-036-0000	20140201625913	0-018-475-136

REAL ESTATE	TRANSFER	TAX
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REAL ESTATE TRANSFER TAX			12-Aug-2014
		COUNTY: ILLINOIS: TOTAL:	195.00 21).00 315.07
			-/

13-34-218-036-0000 | 20140801620913 | 0-974-301-310