

# UNOFFICIAL COPY

Parcel 4



Doc#: 1425418077 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/11/2014 01:58 PM Pg: 1 of 4

212 278

## *SPECIAL WARRANTY DEED*

KNOW ALL PERSONS BY THESE PRESENTS that JEFFERY INVESTMENT LLC, an Illinois limited liability company, GRANTOR for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby GRANT, CONVEY and SELL to 1962 E 71st LLC, an Illinois limited liability company, all of the real estate described on Exhibit A attached hereto and made a part hereof, situated in the City of Chicago, County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A (the "Property")

Commonly known as: 1962 E. 71<sup>st</sup> Place, Chicago, Illinois ✓

Permanent Index Numbers: 20-25-109-013-0000 ✓

SUBJECT TO those certain restrictions and encumbrances described on EXHIBIT B attached hereto and hereby incorporated into the terms of this instrument.

TOGETHER with all the development rights, rights, tenements, improvements, easements, hereditaments and appurtenances belonging or in anywise appertaining the Property.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, the same in fee simple forever.

Grantor covenants and warrants to Grantee, its successors and assigns, that Grantor has good right and lawful authority to sell and convey the Property; that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be encumbered or charged, except as herein recited, and that Grantor specially warrants the title to the Property and will defend same against claims of all persons claiming by, through and under Grantor, but against none other.



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## EXHIBIT A

### LEGAL DESCRIPTION

1962 E. 71<sup>st</sup> Place, Chicago, IL ✓

LOT 1 IN FRANK'S SUBDIVISION OF LOT 1 OF THE SUBDIVISION ACKNOWLEDGED BY GEORGE W. CLARK OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

PIN: 20-25-109-013-0000 ✓

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2014 and thereafter.
2. Encroachment of building on the Property over and onto S. Jeffery Avenue by 0.12 feet as disclosed on a survey of the Property by Zarko Sekerez & Associates dated June 12, 2014.
3. Existing unrecorded leases and all rights thereunder of lessees and of any person or party claiming by, through or under the leases.
4. Acts done or performed by Purchaser, its agents, representatives, successors or assigns.

Property of Cook County Clerk's Office