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Doc#: 1427345018 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2014 08:35 AM Pg: 1 of 5

This Document Prepared By:

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ATC 11-30831 1A3

SPECIAL WARRANTY DEED

THIS INDENTURE made this 6th day of February, 2014, between **JPMorgan Chase Bank, N.A., Successor by merger to Bank One, N.A.**, hereinafter ("Grantor"), and **TGM Holdings LLC**, whose mailing address is 15537 Innsbrook Drive, Orlando Park, **IL**, 60462 (hereinafter, [collectively], "Grantee"). WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 1514 and 1516 E. 87th Street, Chicago IL 60619.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other

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than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

027

City of Chicago
Dept. of Finance
675347



Real Estate
Transfer
Stamp


\$2,100.00

9/30/2014 8:06

dr00193


Batch 8,842,541

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

REVENUE STAMP

SEP. 29. 14


**REAL ESTATE
TRANSFER TAX**
0000021135
0010000
FP 103042

STATE OF ILLINOIS
STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

SEP. 30. 14

**REAL ESTATE
TRANSFER TAX**
0000021226
00200.00
FP 103037

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Exhibit A 
Legal Description

Lots 18, 19, 20, 21, 22, and 23 in Block 1 in Cepek's Subdivision, Being a Resubdivision of the East 1/2 of the Southeast 1/4, (except the North 1/2 of the North 1/2 thereof) in Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, Including Vacated Streets Therein, According to the Plat Thereof Recorded August 13, 1915 as Document 5691417, in Cook County, Illinois.

Property Address: 1514 and 1516 E. 87th Street, Chicago IL 60619

- Parcel Number(s):
- 20-35-416-016-0000 LOT 23
 - 20-35-416-017-0000 LOT 22
 - 20-35-416-018-0000 LOT 21
 - 20-35-416-019-0000 LOT 20
 - 20-35-416-020-0000 LOT 19
 - 20-35-416-021-0000 LOT 18

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Exhibit B *my*

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.