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SPECIAL WARRANTY DEED

Mail to: 474279

Lisa Raimondi INNOVATION INVESTMENT GROPPIC

Raimondi Law Group, Ltd. 15900 WAFRO # 204

15774 S. LaGrange Road, #161 DRUAND PARK, IC

Orland Park, IL 60462

Doc#: 1427915034 Fee: \$50.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2014 01:28 PM Pg: 1 of 7

Name & Address of Taxpayer:

Innovation investment Group, LLC 15900 wolf Rd Orland Flork, Ti 60467 # 204

HERITAGE THE COMPANY 5849 W LAWFIEL CE AVE Q

This Agreement, made this day of September, 2014 between American Community

Bank & Trust, an Illinois State Banking Association, with its principal place of business at P.O.

Box 1720, Woodstock, IL 60098, party of the first part, and Innovation Investment Group, LLC, a limited liability company, with its principal place of business at 15900 Wolf Rd., Orland Park, and in consideration of Ten Dollars (\$10.00 DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand what a ever, of the party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 charge, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number:	20-10-123-018-0000

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Address of Real Estate: 5008 South King Dr	ive, Chicago, IL 60615	
IN WITNESS WHEREOF, said party of the these presents.	e first part has caused its name	to be signed to
Dated this 29 day of September , 2014	4	
American Community Bank & Trust		
By: Free Nice President		
	ATE	
STATE OF ILLINOIS)	ATE TRANSFER TAX CHICAGO: CTA:	06-Oct-2014 225.00 90.00
COUNTY OF COOK) ss 20-10-12:	TOTAL: 3-018-0000 20140901632852	245.00
The undersigned, a Notary Public in and for that Rick François, EVP of American Communit the same person(s) whose name(s) subscribed to the day in person, and acknowledged that he signed, sea and voluntary act, for the uses and purposes therein right of homestead. Given under my hand an official seal this 29th NOTARY PUBLIC	ts aid County, in the atoresau, using Bank & Trust, personally known to foregoing instrument, appeared aled and relivered the said instrument, including the release at	own to me to be before me this ment as his free
This instrument was prepared by: Beaulieu Law Offices, P.C. 5339 W. Belmont Avenue Chicago, Illinois 60641	"OFFICIAL S KIMBERLY A. Cl Notary Public, Stat My commission expire	LEMONS (e of Illinois)

REAL ESTATE TRANSFER TAX			06-Oct-2014
		COUNTY:	15.00
	ILLINOIS:	30.00	
	TOTAL:	45.00	

20-10-123-018-0000 | 20140901632852 | 0-590-630-016

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Exhibit A

H74279

LOT 3 IN EIGER'S SUBDIVISION OF LOT 1 TO 12 IN THE SUBDIVISION OF BLOCK 1 (EXCEPT BOULEVARD) IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 20-10-123-018-0000

C/K/A 5008 SOUTH KING DRIVE, CHICAGO, ILLINOIS 60615-2308

Property of Cook County Clerk's Office

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Servicing Agent: Heritage Title Company® 1901 N Roselle Road #360 Schaumburg, IL 60195

Commonwealth Land Title Insurance Company

seller's Atty Policy Issuing Agent: Beaulieu Law Offices 5339 W Belmont Avenue Chicago, IL, 60641-4104 773 545-9339

POLICY AMOUNT

\$30,000.00

COMMITMENT FOR TITLE INSURANCE

VacanT

SCHEDULE A

Commitment No: H74279

- Commitment Opte: August 15, 2014, 1. Issue Date: ,
- The policy or policies to be issued are 2.

ALTA OWNER PULICY OF TITLE INSURANCE 06/17/06 (a)

Proposed Insuled Innovation Investment Group, LLC

ALTA MORTGAGEE POLICY OF TITLE INSURANCE 06/17/06 (b) Proposed Insured: , ISAOA/ATIMA Proposed Borrower:

- The estate or interest in the land described or covered to in the Commitment and covered herein is Fee Simple 3.
- Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in 4.

American Community Bank & Trust

Legal description of the land

See Attached Exhibit A

5.

A Please See att Countersigned Beaulieu Law Offices

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Exhibit A

H74279

LOT 3 IN EIGER'S SUBDIVISION OF LOT 1 TO 12 IN THE SUBDIVISION OF BLOCK 1 (EXCEPT BOULEVARD) IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

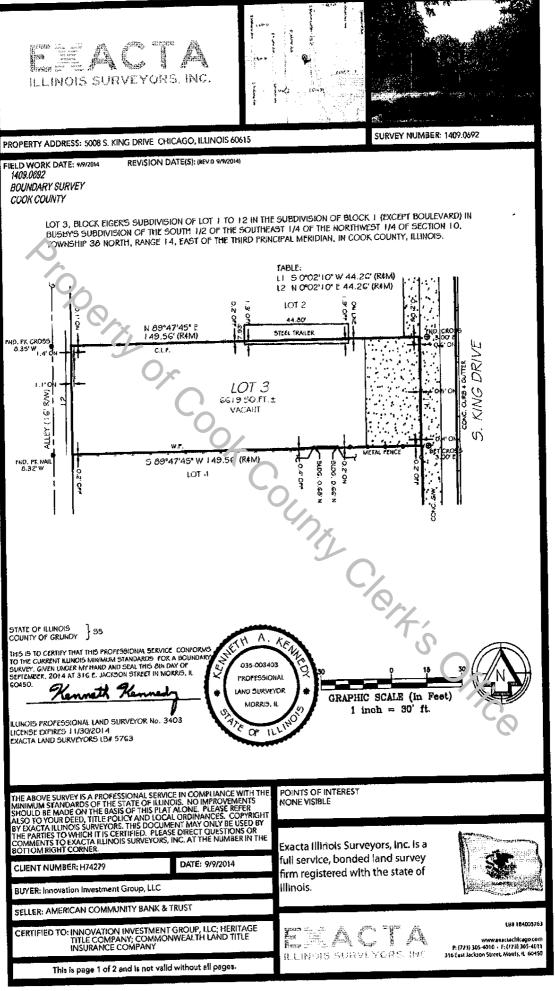
P.I.N. 20-10-123-018-0000

C/K/A 5008 SOUTH KING DRIVE, CHICAGO, ILLINOIS 60615-2308

Property of County Clerk's Office

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REPORT OF SURVEY

1409.0692

This is page 2 of 2 and is not valid without all pages.

LOGAL DESCRIPTION:

LOT 3, BLOCK EIGER'S SUBDIVISION OF LOT 1 TO 12 IN THE SUBDIVISION OF BLOCK 1 (EXCEPT BOULEVARD) IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES

- The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.

 This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.

 This survey is exclusively for the use of the parties to whom it is certified.

 Any up, ons or deletions to this 2 page survey document are strictly prohibited.

 Funnation is are in feet and declimat thereof.

- Due to varying construction standards, house dimensions are approximate.

 Any FEM's flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gcv.

- 13. The Information contained on his sirvey has been performed exclusively, and is the safe responsibility, of Exacta Surveyors, Additional logo or references to third party firms are for information, jumposes only.

 14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

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SURVEYOR'S LEGEND

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POLIC SEGMENTS

POLIC OF PRESENCION

PERFORMANCIA

PARTICIPATION

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SCITICAL SPEC
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TOT OT SAME STATE N.4. F.W.C. R.O.C. S.W.C. S.W.A BIDDHAUL EAS BIORLA NATO T.U.E.

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.filelormat.info/sool/md5sum.htm. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at http://www.kieformat.inlo/tool/md5sum.htm to browse for the savad PDF on your computer. 3. Select the Hash Method as SHA, 4, Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they metch exactly, your PDF is electronically signed. If the codes do not match exectly, your PDF is not authentic

PRINTING INSTRUCTIONS:

- 1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- 2. Select a printer with legal sized pape
- 3. Under "Print Range", click select the "All" toggle.
- 4. Under the "Page Handling" section, select the number of copies that you would like to print.
- Under the "Page Scaling" selection drop down menu,
- Uncheck the "Auto Rotate and Center" checkbox
- 7. Check the "Choose Paper size by PDF" chackbox
- 8. Click OK to print

TO PRINT IN BLACK + WHITE

- 1. In the main print screen, choose "Properties"
- 2. Choose "Quality" from the options
- 3. Change from "Auto Color" or "Full Color" to "Gray Scale"

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:



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Offer valid only for the buyer as fitted on the first page of the survey. Total discount not to exceed \$500.

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Exacta Illinois Surveyors, inc.

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