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SPECIAL WARRANTY DEED



MAIL TO:

Otto Hurtado
5306 W Fullerton Ave.
Chicago, IL 60639

Doc#: 1428010012 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2014 09:42 AM Pg: 1 of 4

SUBSEQUENT TAX BILLS TO BE SENT TO:

Otto Hurtado
5306 W Fullerton Ave.
Chicago, IL 60639

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of August 14, 2014, between Ariel Ramirez, a single individual ("Grantor"), to Otto Hurtado, having an address of 5306 W Fullerton Ave., Chicago, IL 60639 ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and made a part of hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property")

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

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.


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BOX 333-CT

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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Special Warranty Deed.

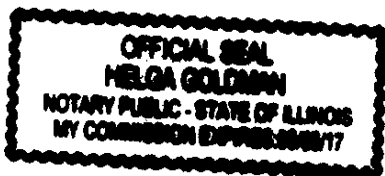
DATED this 14th day of August, 2014



Arfel Ramirez

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Helga Goldman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ariel Ramirez personally known 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 he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12th day of August, 2014.







Notary Public

Commission Expires: 6/6/17

REAL ESTATE TRANSFER TAX		11-Sep-2014
CHICAGO:		937.50
CTA:		375.00
TOTAL:		1,312.50
13-34-224-023-0000	20140801620800	0-421-364-864

REAL ESTATE TRANSFER TAX		11-Sep-2014
		COUNTY: 62.50
		ILLINOIS: 125.00
		TOTAL: 187.50
13-34-224-023-0000	20140801620800	0-920-994-944

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 20 FEET OF LOT 3 AND THE NORTH 10 FEET OF LOT 4 IN BLOCK 2 IN ARMITAGE AND NORTH 40TH AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as 2150-52 N. Pulaski Road, Chicago, IL 60639

Property Index No. 13-34-224-023-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBERANCES

1. GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE ON THE DATE THEREOF.
2. ANY ENCROACHMENT, ENCUMBERANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE PROPERTY.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
4. EXISTING LEASES AND TENANCIES, AND RIGHTS OF TENANTS THEREUNDER, AND THOSE CLAIMING BY, THROUGH, OR UNDER THOSE TENANTS.
5. ENFORCEMENT OF VIOLATIONS ENTERED IN CASE NO. 07M1403381 MADE BY THE CITY OF CHICAGO RECORDED JUNE 8, 2012 AS DOCUMENT 1216041057 REGARDING HEAT TO THE PROPERTY.
6. ORDINANCES BY THE CITY OF CHICAGO, ONE RECORDED NOVEMBER 4, 1993 AS DOCUMENT 93896876, AUTHORIZING THE EXPANSION OF ENTERPRISE ZONE 5 AND RECORDED FEBRUARY 14, 1997 AS DOCUMENT 97106484 RELATING TO THE EXPANSION OF ENTERPRISE ZONE 5, TOGETHER WITH THE TERMS & CONDITIONS CONTAINED THEREIN.
7. ALL EXISTING VIOLATIONS OF APPLICABLE BUILDING, ZONING, FIRE, WATER, HEALTH AND SAFETY CODES, INCLUDING, WITHOUT LIMITATION, ALL PENDING CIRCUIT COURT CASES, BUILDING COURT CASES, ADMINISTRATIVE COMPLAINTS, CODE VIOLATIONS, AND OTHER NOTICES PERTAINING THERETO.