

**SPECIAL WARRANTY DEED  
Statutory (Illinois)**



Doc#: 1434542082 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/11/2014 02:53 PM Pg: 1 of 4

FATIC: 2492462

THIS AGREEMENT, made this 17 day of November, 2014, between Fifth Third Mortgage Company, 5050 Kingsley Road, Cincinnati, OH 45263, a corporation created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Illinois, a party of the first part, and TBR Properties LLC, 954 W. Washington Blvd. #420, Chicago, IL 60607, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten (\$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, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto TBR Properties LLC, party of the second part, and to their heirs and assigns, 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 EXHIBIT "A" ATTACHED HERETO**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, 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 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, it WILL WARRANT AND DEFEND, subject to:

The Warranties given herein are limited to the acts of the party of the first part and subject to general real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any, City, building and code violations, and all other matters of record affecting the property.

Address: 1443 E 72ND ST. CHICAGO, IL 60619

PIN: 20-26-210-031-0000 Vol. 0264

FIRST AMERICAN

File # 2492462

157

SPS  
SO  
INT

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

02-Dec-2014  
 487.50  
 195.00  
 682.50  
**REAL ESTATE TRANSFER TAX**  
 CHICAGO:  
 CTA:  
 TOTAL: 0-279-900-800  
 20-26-210-031-0000 | 20141101646335

02-Dec-2014  
 32.50  
 65.00  
 97.50  
**REAL ESTATE TRANSFER TAX**  
 COUNTY:  
 ILLINOIS:  
 TOTAL:  
 20-26-210-031-0000 | 20141101646335 | 1-353-642-624

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Vice President, this 17 day of November, 2014.

Fifth Third Mortgage Company,



By: [Signature]

Name: M.B McCoy Its: Senior Vice President

Attest: [Signature]

Name: Brad Griffith Its: Assistant Vice President

STATE OF Ohio, ss.  
COUNTY OF Hamilton

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that M.B. McCoy, Senior Vice President of the corporation, and Brad Griffith, Assistant Vice President of the corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Vice President, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 17 day of November, 2014.

Commission expires 4/23/17

[Signature]  
Notary Public

This Instrument Prepared By:  
Brooke H. Matteucci  
Matteucci Law Office  
744 S. Spring Ave.  
La Grange, IL 60525

Mail to:  
TBR Properties LLC  
954 W. Washington Blvd, Suite 420  
Chicago, IL 60607

Send Tax Bills to:  
TBR Properties LLC

954 W. Washington Blvd, Suite 420  
Chicago, IL 60607

Address: 1443 E 72ND ST. CHICAGO, IL 60619  
PIN: 20-26-210-031-0000 Vol. 0264



TINA JOHNSON  
Notary Public, State of Ohio  
My Commission Expires  
April 23, 2017

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## EXHIBIT "A"

THE EAST 25.00 FEET (AS MEASURED ALONG THE SOUTH LINE OF PARCEL) OF THE WEST 200.08 FEET, BEING PART OF LOTS 3 AND 4 IN BLOCK 10 IN JOHN G. SHORTALL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO FORMER 100 FOOT RIGHT-OF-WAY OF THE BALTIMORE AND OHIO RAILROAD LYING NORTHEASTERLY OF AND ADJOINING LOT 3, AND LYING SOUTH OF AND ADJOINING THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 3, AFORESAID TAKEN AS A TRACT, IN COOK COUNTY, ILLINOIS.

For informational purposes only, the land is known as:

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PIN: 20-26-210-031-0000 Vol. 0264

Property of Cook County Clerk's Office