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Doc#: 1436004017 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/26/2014 09:25 AM Pg: 1 of 7

This Document Prepared By:
The Law Office of Beth Mann,
15127 S. 73rd Ave.
Suite 7
Orland Park, IL 60462



After Recording Return To:
Hafez Alramahi
8940 S. Moody Ave
Oak Lawn, IL 60453

SPECIAL WARRANTY DEED

THIS INDENTURE made this 3rd day of December, 2014, between **The Northern Trust Company** who acquired title as **NORTHERN TRUST BANK COMPANY**, hereinafter ("Grantor"), and **Hafez Alramahi**, whose mailing address is 8940 S. Moody Ave, Oak Lawn, IL 60453, (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 **8401 S. 83RD CT, HICKORY HILLS IL 60457.**

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, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

DBF: 67125961.5

REAL ESTATE TRANSFER TAX		18-Dec-2014
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50

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FIDELITY NATIONAL TITLE 52017744

BOX 15

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

8

Property of Cook County Clerk's Office

DBI: 67125961.5

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Notary Acknowledgment

STATE OF FLORIDA

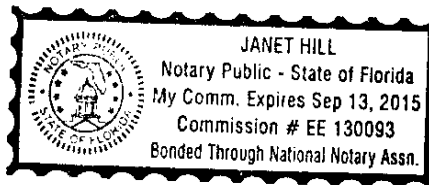
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 3, 2014, by Jill Kelsey, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for The Northern Trust Company, on behalf of the corporation. He/she is personally known to me.

X Janet Hill
Notary Public

Printed Name: Janet Hill

(seal)



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Exhibit A
Legal Description

LOT 1 IN IPPOLITO FAHRFORTH'S RESUBDIVISION OF LOT 92 IN FRANK DELUGACH'S 87TH STREET WOODS A SUBDIVISION OF WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8401 South 83rd Court, Hickory Hills, IL 60457

Permanent Real Estate Index Number: 18-35-408-029-0000

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Exhibit B 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.

B

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FIDELITY NATIONAL TITLE INSURANCE COMPANY



ORDER NUMBER: 2011 052017744 UOC
STREET ADDRESS: 8401 S 83RD CT

CITY: HICKORY HILLS COUNTY: COOK
TAX NUMBER: 18-35-408-029-0000

LEGAL DESCRIPTION:

LOT 1 IN IPPOLITO FAHRFORTH'S RESUBDIVISION OF LOT 92 IN FRANK DELUGACH'S 87TH STREET WOODS A SUBDIVISION OF WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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