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Doc#: 1503533026 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2015 01:33 PM Pg: 1 of 4

This document was prepared by:

Caleb Jewell
Applegate & Thorne-Thomsen
626 W. Jackson Blvd., Suite 400
Chicago, IL 60661

First American Title
Order # 2409284
(10/2)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of this 29th day of January 2015, by **BREAKING GROUND, INC.**, an Illinois not-for-profit corporation ("Grantor"), to **MABEL ELIZA FLEMING**, an unmarried individual, whose mailing address is 3819 Home Avenue, Berwyn, Illinois ("Grantee").

60402

WITNESSETH:

THAT Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except for matters as they appear on Exhibit B attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX		30-Jan-2015
COUNTY:	ILLINOIS:	102.50
TOTAL:		102.50

16-31-328-050-0000 | 20150101659862 | 1-714-714-240

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX

1-28-15 \$ 2050.00
COLLECTOR'S OFFICE

S Y
P 5
S N
SC V
INT TS

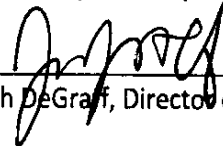
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Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

GRANTOR:

Breaking Ground, Inc.,
an Illinois not-for-profit corporation

By: 
Josh DeGraff, Director of Housing

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Josh DeGraff, personally known to me to be the Director of Housing of Breaking Ground, Inc., an Illinois not-for-profit corporation, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument pursuant to authority given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

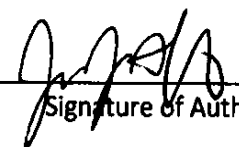
Given under my hand and notarial seal this 28 day of January, 2015.


NOTARY PUBLIC

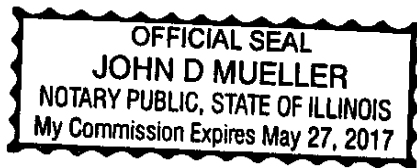
EXEMPT PURSUANT TO 35 ILCS
200/31-45 PARAGRAPH (b)

SEND SUBSEQUENT TAX BILLS TO:

Ms. Mabel Eliza Fleming
3819 Home Avenue
Berwyn, Illinois 60402


Signature of Authorized Party

Dated: January 28, 2015



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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 40 FEET OF LOT 19 IN BLOCK 47 IN THE SUBDIVISION OF BLOCKS 45, 47, 48, 49, 50, 51 AND 52 IN CIRCUIT COURT PARTITION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number: 16-31-328-050-0000

Address of real estate: 3819 Home Avenue, Berwyn, IL 60402

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Encumbrances

1. Taxes Not Yet Due And Payable.
2. Covenants, conditions and restrictions of record disclosed on the Title Commitment issued by First American Title Insurance Company dated December 19, 2014.
3. Acts of Grantee.

After recording, return to:

Ms. Mabel Eliza Fleming
3819 Home Avenue
Berwyn, Illinois 60402

Property of Cook County Clerk's Office