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1504145042D

Doc#: 1504145042 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2015 10:11 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

14BAR33585

THE GRANTOR, 2217 Taylor, LLC an Illinois limited liability company, of 2217 W. Taylor, Chicago, Cook County, Illinois, for and in consideration of TEN DOLLARS (\$10.00),

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents GRANTS, BARGAINS, SELLS ASSIGNS AND CONVEYS unto XILD Taylor, LLC, an Illinois limited liability company, of 6942 N. Dowagiac, Chicago, Cook County, Illinois, as GRANTEE, its successors and assigns forever, all that certain real property located in Cook County, Illinois more particularly describe on Exhibit "A" attached hereto and incorporated herein (the "Land"), TOGETHER WITH

- (a) All of Grantor's right, title and interest to and in all tenements, hereditaments, easements, rights-of-way, appurtenances, air rights, oils, minerals, gas, and hydrocarbons belonging or in any way pertaining to the same; and
- (b) All of Grantor's right, title and interest to and in the buildings located thereon together with all other structures, fixtures, and other improvements located on the Land; and
- (c) All other rights, approvals, privileges and entitlements belonging to or running with the Land.

TO HAVE AND TO HOLD said Property, unto Grantee and its successors and assigns in fee simple forever and to WARRANT AND DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person lawfully claiming, or to claim the same, by, through or under the Grantor, but none other subject only to the matters set forth in Exhibit "B" attached hereto and made a part hereof for all purposes.

Permanent Real Estate Index Number: 17-18-329-017-0000
Address of Real Estate: 2217 W. Taylor, Chicago, IL 60612
Dated this 26 day of January, 2015.

2217 Taylor, LLC

By: Cheryl Morris
Cheryl Morris
Its

REAL ESTATE TRANSFER TAX 10-Feb-2015



COUNTY: 425.00
ILLINOIS: 850.00
TOTAL: 1,275.00

17-18-329-017-0000 | 20150101659469 | 0-383-970-944

REAL ESTATE TRANSFER TAX 10-Feb-2015



CHICAGO: 6,375.00
CTA: 2,550.00
TOTAL: 8,925.00

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County in the State aforesaid, DO HEREBY CERTIFY, that Cheryl Morris, 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 she signed and delivered the said instrument pursuant, as her free and voluntary act and deed, and as the free and voluntary act and deed of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26 day of January, 2015.

AFFIX SEAL HERE



[Handwritten Signature]

NOTARY PUBLIC

Commission Expires: 8/24/2015

NAME AND ADDRESS OF PREPARER:

Gerald Berlin, 1529 S. State St., Chicago IL 60605



MAIL TO:

*Irma Georgopoulos
6942 N. Dowagiac
Chicago IL 60646*

NAME AND ADDRESS OF TAXPAYER:

*Irma George Poulos
6942 N. Dowagiac
Chicago IL 60646*

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EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 9 IN SUBDIVISION OF THAT PART OF BLOCK 6 OF MORRIS AND OTHERS* SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF TAYLOR STREET AND WEST OF SOUTHWEST PLANK ROAD IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

EXCEPTIONS

1. Easement over the West 3 ½ feet of Lot 9 in Spaulding subdivision for light and air and as common passage way for the benefit of the owners and occupants of Lot South 9 and 10 as Document number 5467959.

2. Building setback lines, easements, ordinances, party walls and party wall rights, covenants, conditions and restrictions, if any, as disclosed by the Cook County Recorder of Deeds.

<END OF EXHIBIT B>

Property of Cook County Clerk's Office