




# UNOFFICIAL COPY



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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer

REAL ESTATE TRANSFER TAX		14-Apr-2015
	CHICAGO:	993.75
	CTA:	397.50
	TOTAL:	1,391.25
13-35-103-036-0000   20150301672357   1-080-640-896		

REAL ESTATE TRANSFER TAX		14-Apr-2015
	COUNTY:	66.25
	ILLINOIS:	132.50
	TOTAL:	198.75
13-35-103-036-0000   20150301672357   1-425-950-080		

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Executed by the undersigned on March 4, 2015:

GRANTOR:  
CitiMortgage Inc.

By: Kathleen Daugherty  
Name: Kathleen Daugherty  
Title: Vice President-Document Control

STATE OF Kentucky  
COUNTY OF Bone

The foregoing instrument was acknowledged before me on March 4, 2015 by Kathleen Daugherty its Vice President - Document Control on behalf of CitiMortgage Inc., who is known to me or has produced Personally Known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Given under my hand and official seal, this 4 day of March, 2015.

Commission expires Aug 9, 2016  
Notary Public

Heather Polly  
Notary



SEND SUBSEQUENT TAX BILLS TO:

AEON Holding, LLC  
1537 N Cleveland Ave #4N  
Chicago, IL 60610

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**Exhibit A**  
Legal Description

LOT 2 IN THE SUBDIVISION OF LOTS 28, 29 AND 30 IN TRAPET'S FULLERTON AVENUE ADDITION TO CHICAGO, BEING A RESUBDIVISION OF BLOCK 1 IN GRANT AND KEENEY'S ADDITION TO PENNOCH, A SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-35-103-036-0000

Property of Cook County Clerk's Office

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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.