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This Document Prepared By:

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Doc#: 1513835014 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2015 08:42 AM Pg: 1 of 4

And After Recording Return To:

Angela Koconis-Gibson, Esq.
4854 N. Kedvale
Chicago, IL 60630

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The Grantor, **LASALLE 115 HOLDINGS, LLC-SERIES 1**, an Illinois series limited liability company, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration, in hand paid, **GRANTS, BARGAINS, SELLS AND CONVEYS** to the Grantee, **KATTIE BANKS AND ANTONIO JOHNSON** as joint tenants, having an address of 112 Madison Street, Oak Park, IL 60623, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit (the "Property"):

LOT 7 IN BLOCK 2 IN FRANCOIS P. CASEY'S SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN THE SUBDIVISION BY L.C. PAINE FREER (AS RECEIVER) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-22-202-005-0000

ADDRESS OF PROPERTY: 4247 West Roosevelt Road, Chicago, IL 60624

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto 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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY.

Box 400

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8778061 Denver D1192

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Dated this 4 day of May, 2015

LASALLE 115 HOLDINGS, LLC-SERIES 1, an Illinois series limited liability company

By: *Patrick J. Fox*
Patrick J. Fox, a Vice President

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Fox, a Vice President of LASALLE 115 HOLDINGS, LLC-SERIES 1, an Illinois series limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4 day of May, 2015.

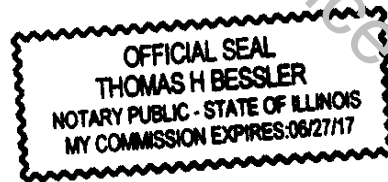
Thomas H Bessler
Notary Public

My commission expires: 6/27/17

[seal]

Mail subsequent tax bills to:

Kattie Banks and Antonio Johnson
112 Madison Street
Oak Park, IL 60623



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EXHIBIT A


LEGAL DESCRIPTION

LOT 7 IN BLOCK 2 IN FRANCOIS P. CASEY'S SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN THE SUBDIVISION BY L.C. PAINE FREER (AS RECEIVER) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-22-202-005-0000

ADDRESS OF PROPERTY: 4247 West Roosevelt Road, Chicago, IL 60624

REAL ESTATE TRANSFER TAX		07-May-2015
	COUNTY:	12.50
	ILLINOIS:	25.00
	TOTAL:	37.50
16-22-202-005-0000 20150501683444 0-624-168-320		

REAL ESTATE TRANSFER TAX		07-May-2015
	CHICAGO:	187.50
	CTA:	75.00
	TOTAL:	262.50
16-22-202-005-0000 20150501683444 0-087-297-408		

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EXHIBIT B

PERMITTED EXCEPTIONS

1. **PROPERTY TAXES AND SPECIAL ASSESSMENTS FOR THE YEARS 2014 (2ND INSTALLMENT), 2015 AND SUBSEQUENT YEARS;**
2. **ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.**
3. **TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.**
4. **ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE OR ITS AFFILIATES OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE OR ITS AFFILIATES.**
5. **RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.**
6. **EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.**
7. **ANY MATTERS THAT WOULD BE SHOWN ON A CURRENT ACCURATE AND COMPLETE ALTA SURVEY OF THE PROPERTY.**
8. **MUNICIPAL AND ZONING ORDINANCES AND AGREEMENTS ENTERED UNDER THEM, AGREEMENTS WITH ANY MUNICIPALITY REGARDING THE DEVELOPMENT OF THE PROPERTY, BUILDING AND USE RESTRICTIONS AND COVENANTS, AND STATE AND/OR FEDERAL STATUTES AND REGULATIONS.**
9. **BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED JUNE 6, 1888 AS DOCUMENT 966570.**
10. **VIOLATION OF THE BUILDING SET BACK AS DISCLOSED BY SURVEY BY V3 COMPANIES OF ILLINOIS, LTD. DATED FEBRUARY 25, 2015, PROJECT NO 10029.69.**
11. **ENCROACHMENT OF THE BUILDING OVERHANG ONTO PUBLIC PROPERTY AS DISCLOSED BY SURVEY BY V3 COMPANIES OF ILLINOIS, LTD. DATED FEBRUARY 25, 2015, PROJECT NO 10029.69.**
12. **ENCROACHMENT OF THE BUILDING ON THE LAND ONTO PROPERTY WEST AND ADJOINING AS DISCLOSED BY SURVEY BY V3 COMPANIES OF ILLINOIS, LTD. DATED FEBRUARY 25, 2015, PROJECT NO 10029.69.**
13. **ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND EAST AND ADJOINING, ONTO LAND AS DISCLOSED BY SURVEY BY V3 COMPANIES OF ILLINOIS, LTD. DATED FEBRUARY 25, 2015, PROJECT NO 10029.69.**