



SPECIAL WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, IL 60618

Doc#: 1515629012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2015 10:56 AM Pg: 1 of 3

THE GRANTOR, NBM DEVELOPMENT LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, JOSEPH E. DOWNEY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: * Julie Anne Downey, husband and wife not as joint tenants or tenants in common, but as tenants by the entirety LOT 31 IN JOHN FITCH'S RESUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-31-428-021-0000

Address of Real Estate: 1627 N. Wood St., Chicago, Illinois 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, 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 said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

Dated this 28th day of May, 2015.

NBM DEVELOPMENT LLC

By:
Manager

CCRD REVIEWER


A15-1068 KMK

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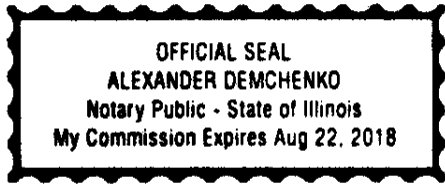
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rostislav Babel, being the Manager of NBM Development LLC, an Illinois limited liability company ("Company"), and 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 as such Manager, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to his authority as the Manager of 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 seal, this 28th day of May, 2015.



 Notary Public



REAL ESTATE TRANSFER TAX		04-Jun-2015
	CHICAGO:	12,937.50
	STA:	5,175.00
	TOTAL:	18,112.50
14-31-428-021-0000 20150501691219		1-640-316-288

REAL ESTATE TRANSFER TAX		04-Jun-2015
	COUNTY:	862.50
	ILLINOIS:	1,725.00
	TOTAL:	2,587.50
14-31-428-021-0000 20150501691219		0-461-520-256

AFTER RECORDING, MAIL TO:

Pellegrini & Cristiano
6817 W. North Ave.
DAK PARK, IL 60302

SEND SUBSEQUENT TAX BILLS TO:

Downey
1627 N. Wood St.
CHICAGO, IL 60622

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EXHIBIT "A" PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing;
2. Applicable zoning and building laws and ordinances and other ordinances of record;
3. Encroachments, if any, which do not materially affect the use of the Property as a single-family residence;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Property as a single-family residence;
5. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
6. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
7. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.