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SPECIAL WARRANTY DEED



Doc#: 1519422002 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2015 08:31 AM Pg: 1 of 4

This document was prepared by
Thomas C. Hill, Esq.
Liston & Tsantilis, P.C.
33 N. LaSalle St., STE 2800
Chicago, IL 60602

When recorded return to:

Peter Finocchiaro, Esq.
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833 W. Chicago., Suite 203
Chicago, Illinois 60642

CTT-8951812 ALL 10/12



(Above Space for Recorder's Use Only)


The Grantors, George and Demetra Lagos, as Joint Tenants, *married to each other* for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to 1350 W. Randolph Acquisition Company, LLC, an Illinois limited liability company (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (in: "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantors do hereby bind themselves and their successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantors but otherwise subject however to the Permitted Exceptions.

PINs: 17-08-324-016-0000 and 17-08-324-017-0000 Address of Real Estate: 1350-52 West Randolph, Chicago, IL 60607

[Signature page follows.]

REAL ESTATE TRANSFER TAX		09-Jul-2015
	COUNTY:	1,675.00
	ILLINOIS:	3,350.00
	TOTAL:	5,025.00
17-08-324-016-0000 20150701604318 1-054-733-184		

REAL ESTATE TRANSFER TAX		09-Jul-2015
	CHICAGO:	25,125.00
	CTA:	10,050.00
	TOTAL:	35,175.00
17-08-324-016-0000 20150701604318 0-517-862-272		

CTT-8951812 ALL 10/12

CCRD REVIEWER *Ru*

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Dated this 8 day of July, 2015.

By: George T. Lagios
Name: George Lagios

and,

By: Demetra Lagios
Name: Demetra Lagios

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT GEORGE AND DEMETRA LAGIOS, JOINT TENANTS AT 1350-52 WEST RANDOLPH, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 8 day of July, 2015

Brenda Hernandez
NOTARY PUBLIC



SEND FUTURE TAX BILLS TO:

Property of Cook County, IL's Office

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 8 (EXCEPT THE SOUTH 35.00 FEET THEREOF) AND LOT 7 (EXCEPT THE SOUTH 35.00 FEET THEREOF) AND THE WEST 16.00 FEET OF LOT 6 (EXCEPT THE SOUTH 35.00 FEET THEREOF) IN SUBDIVISION BY JANE R. STOW (LATE JANE RATTRAY), ADMINISTRATRIX OF THE ESTATE OF DAVID RATTRAY OF PART OF LOT 3 IN SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NOS.: 17-08-324-016-0000 and 17-08-324-017-0000

COMMONLY KNOWN AS: 1350-52 West Randolph Street, Chicago, Illinois 60607

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

AK PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 15-M1-400530 FILED FEBRUARY 11, 2015 BY THE CITY OF CHICAGO AGAINST GEORGE LAGIOS, ET AL. FOR VIOLATIONS OF THE CHICAGO BUILDING AND HOUSING CODE.

NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE.

NOTE: LIS PENDENS RECORDED FEBRUARY 19, 2015 AS DOCUMENT NUMBER 1505041161.

X . RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

AB TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE URBAN RENEWAL PLAN, A COPY OF WHICH WAS RECORDED MARCH 30, 1977 AS DOCUMENT 23868963.

(AFFECTS THE LAND AND OTHER PROPELTY)

AJ RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND.

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