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Doc#: 1523241006 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2015 09:44 AM Pg: 1 of 4

Prepared by:
Dean E. Parker, Esq.
Hinshaw & Culbertson LLP
222 N. LaSalle St., Suite 300
Chicago, IL 60601

This space for Recorder's use only

SPECIAL WARRANTY DEED

THIS DEED made this 13 day of July 2015, between **JPMorgan Chase Bank, N.A.**, as the owner of fee simple title in and to the real estate described below (collectively "**Grantor**"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations does hereby CONVEYS to **Universal Properties of Illinois, Inc.**, an Illinois corporation ("**Grantee**") duly authorized to transact business in the State of Illinois and having their principal place of business at 1824 S. MacArthur Blvd., Springfield, IL 62704, and to its successors, assigns and grantees, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

See Exhibit "A", attached hereto

PIN: 29-29-401-047-000 and 29-29-401-046-000

COMMONLY KNOWN AS: 925 West 171st Street, East Hazel Crest, IL 60429 (the "Premises")

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors, assigns and grantees forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors, assigns and grantees, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

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- (a) Zoning and building regulations, restrictions and ordinances now or hereafter adopted or imposed by any governmental body having jurisdiction over the Premises or any part thereof;
- (b) Real estate taxes not yet due and payable, water charges and sewer rents not yet due and payable, and pending assessments, if any;
- (c) Public utility declarations, easements and agreements of record and rights of utility companies to use and maintain pipes, drains, mains, wires, cables, terminal boxes, lines, service connections and facilities, located in, on, over and/or under the Premises;
- (d) Any state of facts an accurate current surveyor physical inspection of the Premises would show;
- (e) Covenants, restrictions, licenses, easements, rights, agreements, rights-of-way and all other matters of record, if any;
- (f) All tenant leases and the rights of all tenants and other occupants of the Premises;
- (g) All notes or notices of violations of law, regulations, or municipal ordinances, orders or requirements against or affecting the Premises noted in or issued by any Federal, State, County, Municipal or other local departments or other governmental or quasigovernmental authorities having jurisdiction over the Premises or any part thereof;
- (h) Encroachments of stoops, areas, cellar steps, trims and cornices, if any, upon any street or highway or adjoining premises; variations between record line and fences, hedges and retaining walls, and any encroachments of adjoining premises upon the Premises;
- (i) Variations among the description of the Premises herein, the description of the Premises in any current survey, and the tax map description of the Premises.

[Rest of page intentionally blank – Signature page follows]

REAL ESTATE TRANSFER TAX		12-Aug-2015	
		COUNTY:	65.00
		ILLINOIS:	130.00
		TOTAL:	195.00
29-29-401-046-0000 20150601698735 1-135-617-920			

Village of East Hazel Crest	
Real Estate Transfer Tax: \$25.00 ★	
<i>[Signature]</i>	<i>8/24/15</i>
Village Clerk	Date

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above written.

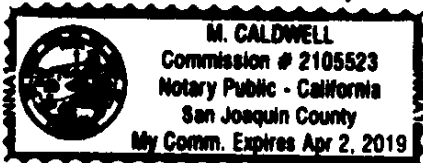
JPMorgan Chase Bank, N.A.

By: *A. C. Greulich*
 Print Name: Ann C. Greulich
 Its: Vice President

STATE OF California)
) SS
 COUNTY OF San Joaquin

I the undersigned a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ann C. Greulich personally known to me to be the Vice President of JPMorgan Chase Bank, N.A., 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 Vice President, signed and delivered the said instrument as his/her 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 official seal, this 13th day of July, 2015



M. Caldwell
 Notary Public

AFTER RECORDING MAIL TO:

Giffen, Winning, Cohen & Bodemes, P.C.
Attn: Creighton R. Castle
One West Old State Capital Plaza
Suite 600
Springfield, IL 62701

SEND SUBSEQUENT TAX BILLS TO:

Universal Properties of Illinois, Inc.
Attn: Nicholas W. Giacomini
1824 S. MacArthur Boulevard
Springfield, IL 62704

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EXHIBIT A

**PIN Nos: 29-29-401-047-000
29-29-401-046-000**

COMMONLY KNOWN AS:

925 West 171st Street, East Hazel Crest, IL 60429

LEGALLY DESCRIBED AS:

**LOTS 4 AND 5, EXCEPTING THOSE PARTS OF SAID LOTS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES 48
MINUTES 00 SECONDS EAST, ALONG AN ASSUMED BEARING, BEING THE EAST LINE OF SAID
LOT 5, A DISTANCE OF 154.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING TO
SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE 17.76 FEET TO
THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES 09 MINUTES 50
SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 4 AND 5, A DISTANCE OF 150.00 FEET
TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 48 MINUTES 00
SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 16.34 FEET; THENCE
NORTH 88 DEGREES 37 MINUTES 14 SECONDS EAST, 150.00 FEET TO THE POINT OF
BEGINNING, IN MASTERS SUBDIVISION OF PARTS OF LOTS 1 AND 2 IN BLOCK 1 OF THE
EAGLE SUBDIVISION TOGETHER WITH PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF
SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.**

DeKalb County Clerk's Office