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SPECIAL WARRANTY DEED

MAIL TO:
LARRY CHAMBERS
3856 OAKTON STREET
SKOKIE, IL 60076

NAME & ADDRESS OF TAXPAYERS:
Cagan Management Group, Inc.
3856 OAKTON ST.
SKOKIE, IL 60076



Doc#: 1524010036 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2015 11:49 AM Pg: 1 of 2

*For Recorder's Use Only

For valuable consideration, Marquette Bank, who is duly authorized to transact business in the State of Illinois ("Grantor"), whose address is 10000 West 151st Street, Orland Park, IL, 60542, in consideration of the payment of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, does hereby GRANT, BARGAIN, SELL and CONVEY unto JMJ Enterprises L.L.C., an Illinois limited liability company, whose address is 3856 Oakton Street, Skokie, Illinois, the following described parcels of real estate, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows (the Premises):

PARCEL 1:

THE SOUTH 1/2 OF LOT 21 IN WOODLAWN HIGHLANDS, A SUBDIVISION OF THE WEST 10 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-23-103-039-0000

PROPERTY ADDRESS: 6444 S. DREXEL AVENUE, CHICAGO, IL 60637-3697

PARCEL 2:

LOT 1 IN BLOCK 2 IN TRACY'S SUBDIVISION OF BLOCK 14 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-32-225-020-0000

PROPERTY ADDRESS: 3440 S. MORGAN ST., CHICAGO, IL 60608-6873

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TO HAVE AND TO HOLD said premises, together with all and singular rights and appurtenances there into in anywise belonging unto the Grantees and their successors and WARRANT AND FOREVER DEFEND all and singular said premises unto the Grantees, their successors and assigns against every person whomsoever lawfully claiming or claim the same or any part thereof, by, through or under the Grantors but not otherwise subject only to (1): covenants conditions and restrictions of record; (b) private, public and utility easements, roads and highways, if any, and (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax assessment for improvements heretofore completed (g) mortgage or trust deed specified below, if any; and (h) general taxes for the year 2013 and subsequent years.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 12th day of January, 2015 at Orland Park, Illinois.

MARQUETTE BANK
an Illinois Banking Corporation

BY: Timothy J. Finlon, F.V.P.
Timothy J. Finlon, First Vice President

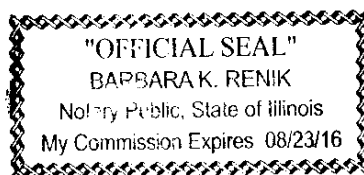
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy J. Finlon, not individually but in his capacity as First Vice President of Marquette Bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of Marquette Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th day of January, 2015.

Barbara K. Renik
Notary Public

PREPARED BY:
William J. Ulrich, Jr.
Mulherin, Rehfeldt & Varchetto, P.C.
211 S. Wheaton Avenue, Suite 200
Wheaton, IL 60187



REAL ESTATE TRANSFER TAX	18-Aug-2015
CHICAGO:	6,225.00
CTA:	2,490.00
TOTAL:	8,715.00

20-23-103-039-0000 | 20150801617854 | 0-346-285-952

REAL ESTATE TRANSFER TAX	18-Aug-2015
COUNTY:	415.00
ILLINOIS:	830.00
TOTAL:	1,245.00

20-23-103-039-0000 | 20150801617854 | 1-901-193-088