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SPECIAL WARRANTY DEED

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



Doc#: 1530122002 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2015 08:28 AM Pg: 1 of 4

THE GRANTOR, **2714 HADDON 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 pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, **MALINDA GENTRY**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

an unmarried woman

LOT 41 IN BLOCK 2 IN THE WETHERBEE AND GREGORY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 100 FEET OF SAID TRACT), IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-01-400-037-0000

Address of Real Estate: 2718 W. Haddon Ave., Chicago, IL 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, is 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.

[The Signature Appears on the Following Page]

CCRD REVIEWER

AM
10/28/15

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Dated this 22nd day of October, 2015.

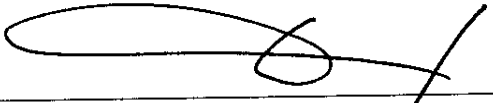
2714 HADDON LLC

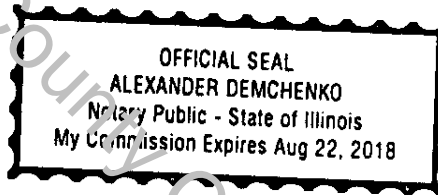
By: 
Member


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 Arkadiy Starobin, being the Member of 2714 Haddon 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 Member, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by 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 22nd day of October, 2015.


Notary Public



REAL ESTATE TRANSFER TAX	27-Oct-2015
 CHICAGO:	4,672.50
CTA:	1,869.00
TOTAL:	6,541.50
16-01-400-037-0000 20151001636799 0-447-459-392	

REAL ESTATE TRANSFER TAX	27-Oct-2015
  COUNTY:	311.50
ILLINOIS:	623.00
TOTAL:	934.50
16-01-400-037-0000 20151001636799 0-747-663-424	

AFTER RECORDING, MAIL TO:

Jonathan Aron
180 N Michigan 2105
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Malinda Gentry
2718 W Haddon Ave.
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.

Property of Cook County Clerk's Office

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