

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

15091551

mail to

PRISM TITLE1011 E. Touhy Ave, # 350
Des Plaines, IL 60018Doc#: 1535008019 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2015 08:45 AM Pg: 1 of 3Dec ID 20151201652449
ST/CO Stamp 1-051-792-448 ST Tax \$479.00 CO Tax \$239.50
City Stamp 0-696-460-352 City Tax: \$5,029.50

THIS INDENTURE made this 09th day of October, 2015 between JBMM INVESTMENTS LLC, a corporation 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, party of the first part, and Adam P. Kemphues and Laura J. Kemphues, Husband and Wife,

(GRANTEE'S ADDRESS) 1111 South Wabash, Chicago, IL 60605

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2015 and subsequent years.

Permanent Real Estate Index Number(s): 17-21-410-013-1008
Address(es) of Real Estate: 1812 S Clark Street, Unit 8 Chicago, IL 60616

Together with all the singular and 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 said party of the first part, 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

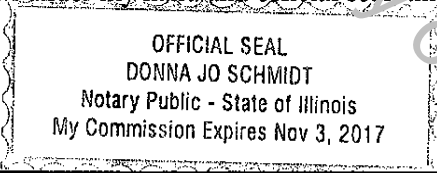
JBMM INVESTMENTS LLC

By X *Mike Simon*
Mike Simon
Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Mike Simon personally known to me to be the Manager of the JBMM INVESTMENTS LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager and he signed and delivered the said instrument, pursuant to authority given by the Managers 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 official seal this 26 day of October, 2015.



Donna Jo Schmidt (Notary Public)

Prepared By: Dean J Lurie
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

~~Notary~~
James D. Zazakis, Esq. *Adam Kempfues & Laura Kempfues*
3832 N Ashland Avenue, #1S *1812 S. Clark St. Unit 8*
Chicago, IL 60613 *60616*

Name & Address of Taxpayer:
Adam Paul Kempfues



Notary Public - State of Illinois
Cook County Clerk's Office

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EXHIBIT A

File No.: 15091551

County: **COOK**

Property Address: 1812 S CLARK ST UNIT# 8, CHICAGO, IL 60616

Legal Description:

Parcel 1: Unit No. S-8 in the Dearborn Village Condominium V as delineated on a survey of the following real estate:

Parcel 2: the East 78 feet of Lots 1, 2 and 3 (taken as a tract) (except that part described as follows:

Beginning at the Northeasterly corner of said Lot 1, thence South a distance of 70 feet; thence South westerly along a straight line to a point in the South line of said Lot 3, 78 feet West of the Southeast corner of said Lot 1; thence North parallel to the East line of said Lot 1 to a point in the North line of said Lot 3, 78 feet West of the Northeast corner of said Lot 1; thence East along the North lines of said Lot 1, 2 and 3 to the Point of Beginning) in Johnson's Subdivision of Lots 1 and 2 in Block 18 in Canal Trustees' New Subdivision of Blocks in the East fraction of the Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: the East 78 feet of Lots 3, 4, 5, 6 and 7 in Block 18 in Canal, Trustees' New Subdivision of Blocks in the East fraction of the Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian.

Parcel 4: the East 78 feet of following described premises: that part of the East and West alley lying between the East line of Lot 1 and the West line of Lot 3 in Johnson's Subdivision of Lots 1 and 2 in block 18 and aforesaid line extended South to the North line of Lot 3 in Block 18 in Canal Trustees' New Subdivision aforesaid, all in Cook County, Illinois which survey is attached to exhibit "C" to the declaration of condominium recorded as document number 08189527 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 5: The exclusive right to the use of SP-9, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number

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