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Doc#: 1536519086 Fee: \$72.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2015 11:28 AM Pg: 1 of 5

This Document Prepared By:

The Law Office of Beth Mann,
15127 S. 73rd Ave.
Suite 1
Orland Park, IL 60462

After Recording Return To:

Kingsguard Properties LLC
910 Van Buren St #180
Chicago IL 60607

FIDELITY NATIONAL TITLE OR 3285835

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15th day of December, 2015, between **THE NORTHERN TRUST BANK COMPANY**, hereinafter ("Grantor"), and **Kingsguard Properties LLC**, whose mailing address is 910 Van Buren St #180 Chicago IL 60607, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as **5025 W PARKER AVE, CHICAGO IL 60639**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 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 all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

DB1/67125961.5

CCRD REVIEWER _____

(5)


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Executed by the undersigned on 12-15, 2015:

GRANTOR:



THE NORTHERN TRUST BANK COMPANY by JPMorgan Chase Bank, National Association, as attorney in fact

By: 
 Name: Sharon Ray
 Title: Vice President

REAL ESTATE TRANSFER TAX		30-Dec-2015
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00 *

13-28-405-012-0000 | 20151201653749 | 1-574-898-752

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Dec-2015
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00

13-28-405-012-0000 | 20151201653749 | 1-589-081-152

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

Kingsguard Properties LLC
910 Van Buren St #180
Chicago IL 60607

SR

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Notary Acknowledgment

STATE OF OHIO

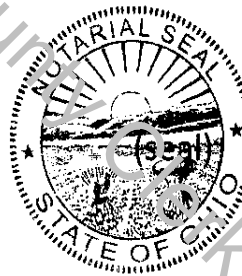
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this December 15, 2015, by Sharon Ray, the Vice President of *JPMorgan Chase Bank, National Association* as attorney in fact for The Northern Trust Company. She is personally known to me.

X Caitin Marquardt
Notary Public

Caitin Marquardt

Printed Name: _____



CAITIN MARQUARDT
Notary Public, State of Ohio
My Commission Expires 08-10-2019

5025 W Parker Ave

sa

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Exhibit A Legal Description

Lot 62 in Helbert Fullerton Avenue Highlands Subdivision Number 8, being a Subdivision in the West 1/2 of the Southeast 1/4 of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 5025 W. Parker Ave., Chicago, IL 60639

Property Index No. 13-28-405-012-0000

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office

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