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Doc#: 1610610259 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2016 03:20 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

LCM Real Estate LLC
767 Walton Lane
Grayslake, IL 60030

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11 day of February, 2016, between **ARLP REO III, LLC, a subsidiary of Altisource Residential, L.P., whose mailing address is 402 Strand Street, Frederiksted, USVI 00840** hereinafter ("Grantor"), and **LCM Real Estate LLC - An Illinois Limited liability Company, whose mailing address is 767 Walton Lane, Grayslake, IL 60030** hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Twenty-Four Thousand Six Hundred Fifty-Four Dollars (\$124,654.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does 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 **7601 South Crandon Avenue, Chicago, IL 60649**.

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.

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, 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.

Property of Cook County Clerk's Office

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Executed by the undersigned on February, 2016:

GRANTOR:

**ARLP REO III, LLC, a subsidiary of Altisource Residential,
L.P.**

By: L. Hazelton

By: Altisource Solutions, Inc., as Attorney-In-Fact

Name: Louguen Hazelton

Title: Authorized Signor

STATE OF GA)
) SS
COUNTY OF Fulton)

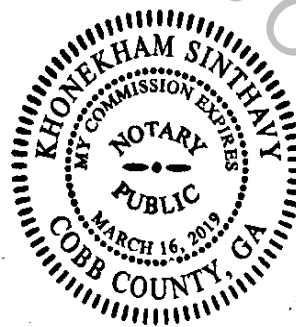
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louguen Hazelton, personally known to me to be the Authorized Signor **Altisource Solutions, Inc., as Attorney-In-Fact for ARLP REO III, LLC, a subsidiary of Altisource Residential, L.P.** and personally 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 Authorized Signor [HE] [SHE] signed and delivered the instrument as [HIS] [~~HER~~] free and voluntary act, and as the free and voluntary act and deed of said instrument, for the uses and purposes therein set forth.


Given under my hand and official seal, this 11 day of February, 2016

Commission expires 3/16, 2019
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
LCM Real Estate LLC
767 Walton Lane
Grayslake, IL 60030

POA recorded simultaneously herewith



REAL ESTATE TRANSFER TAX	15-Apr-2016
 CHICAGO:	937.50
CTA:	375.00
TOTAL:	1,312.50 *

20-25-414-001-0000 | 20160401686820 | 1-661-124-160

REAL ESTATE TRANSFER TAX	18-Apr-2016
 COUNTY:	62.50
 ILLINOIS:	125.00
TOTAL:	187.50

20-25-414-001-0000 | 20160401686820 | 1-057-283-648

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

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Exhibit A
Legal Description

LOT 1 IN MOE'S SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 3 IN THE
CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH
EAST 1/4 OF SECTION 25, TOWNSHIP38 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-25-414-001-0000

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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.

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