



Doc#: 1615204014 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2016 10:15 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE

FILE # 27 02789

0/9

PB AND J III, LLC, an Illinois limited liability company, Grantor, on the 28 day of April, 2016, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, REMISES, RELEASES, ALIENS AND CONVEYS to AVONDALE VILLAS, LLC an Illinois limited liability company, of 3880 N. Milwaukee Avenue, Chicago, Illinois as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, TO HAVE AND TO HOLD the premises FOREVER.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor WILL WARRANT AND DEFEND, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, subject only to the exception stated on Exhibit B.

REAL ESTATE TRANSFER TAX		05-May-2016
	CHICAGO:	2,850.00
	CTA:	1,140.00
	TOTAL:	3,990.00

13-23-128-045-0000 | 20160401697489 | 1-555-026-240
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-May-2016
	COUNTY:	190.00
	ILLINOIS:	380.00
	TOTAL:	570.00

13-23-128-045-0000 | 20160401697489 | 1-202-374-976

S Y
P X
S N
SC Y
INT Y

UNOFFICIAL COPY

EXHIBIT B

1. General real estate taxes for 2015 and subsequent years;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements;
6. Covenants and restrictions of record as to use and occupancy;
7. General exceptions to the title commitment;
8. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;
9. Items appearing of record or that would be shown on a survey.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Lots 12, 19 and 20 in Avondale Resubdivision, being a resubdivision of Block 14 in Mason's Subdivision of part of the East 1/2 of the Northwest 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index #: 13-23-128-045 Vol.No 351 and 13-23-128-052 Vol.No 351 and 13-23-128-053 Vol.No 351

Property Address: 3650 N. Avondale,, 3632 N. Avondale,, 3628 N. Avondale, Chicago, Illinois 60618

Property of Cook County Clerk's Office