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**SPECIAL WARRANTY DEED  
CORPORATION TO INDIVIDUAL  
(TENANCY BY THE ENTIRETY)**

Doc#: 1615945061 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2016 02:39 PM Pg: 1 of 5

**THIS AGREEMENT**, made and entered into this 3rd day of June, 2016, by and between **1904-N SPRINGFIELD, INC., an Illinois corporation, Grantor**, existing under the laws of the State of Illinois, with its principal place of business at 2452 W. Berenice Avenue Chicago, Illinois 60618, party of the first part and **JASON TAYLOR AND CIARA TAYLOR, Husband and wife, Grantees**, of 2 Walk Hill St. Apt. 1 Boston, MA 02130, their heirs and assigns, party of the second part.

**WITNESSETH** that the party of the first part, for and in consideration of Ten Dollars (\$10.00) 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 the authority of the shareholders, officers and directors of said corporation, by these presents does **GRANT AND CONVEY** unto the party of the second part, **AS TENANTS BY THE ENTIRETY**, and to their heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows to wit:

**“SEE ATTACHED LEGAL DESCRIPTION”**

**COMMONLY KNOWN AS:** 1904 N. Springfield Avenue Chicago, Illinois 60647

**TAX PARCEL IDENTIFICATION NUMBER:** 13-35-301-037-0000 (UNDERLYING P.I.N.)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, unto the Grantee, either in law or in 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 party of the second part, its heirs and assigns forever

**SAID CONVEYANCE** is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **SUBJECT** to any state of facts which an accurate survey of said property would show.

**AND THE** party of the first part, for itself, and its successors, does hereby covenant,

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

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TO HAVE AND TO HOLD the same into said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

1904-24 N SPRINGFIELD, INC.

By: Laura L. Namado

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK \_\_\_\_\_ )

Before, me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Laura L. Namado, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date June 23, 2016, and acknowledged that she signed, sealed and delivered the said instrument as free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and official seal this 30th day of June, 2016.



Beatriz Betancourt  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

PREPARED BY: BEATRIZ BETANCOURT, Guillermo F. Martinez & Associates, attorneys at Law, 2457 N. Milwaukee Avenue Chicago, Illinois 60647

MAIL TO:  
JENNIFER L. BRANTON  
Robbino, Salmon and Patt LTD.  
180 N. La Salle, Ste. 3300  
CHICAGO, IL 60601

SEND SUBSEQUENT TAX BILLS:  
JENNIFER L. BRANTON  
1904 N. Springfield Ave  
CHICAGO, IL 60647

REAL ESTATE TRANSFER TAX		07-Jun-2016
CHICAGO:		3,517.50
CTA:		1,407.00
TOTAL:		4,924.50 *

13-35-301-037-0000 | 20160601612266 | 1-396-606-272

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

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promise and agree, to and with the party of the second part 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 charge, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will **WARRANT AND DEFEND**, subject to: any encroachment as disclosed by survey, general real estate taxes not yet due, restrictions of record,. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said **AGREEMENT** the same as though the provisions of said **AGREEMENT** were recited and stipulated at length herein.

Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its Successors and assigns, the right to remedy as provided in Paragraph 12 of the Purchase Agreement dated May 12, 2016, between **Grantor** and **Grantees**, for the purchase of the real estate ("Purchase Agreement") the terms of which are set forth on Exhibit B, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to Paragraph 12 of the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 **GRANTOR WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it; subject to the following provided that the same do not interfere with Grantee's use or access of the premise:

- (a) current non-delinquent real estate taxes and taxes for subsequent years, subject to parties's tax agreement.
- (b) public, ~~private and~~ utility easement.
- (c) covenants, conditions, agreements, building lines and restrictions of record that do not interfere with the use of the property as a single family home.
- (d) applicable building and zoning laws, statutes, ordinances and restrictions;
- (e) ~~roads and highway, if any;~~
- (f) ~~Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payments of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of this Deed;~~
- (g) ~~matters over which the Title Company (as hereinafter defined) is willing to insure;~~
- (h) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and
- (I) Grantee's mortgage, if any.

## REAL ESTATE TRANSFER TAX 07-Jun-2016

		COUNTY:	234.50
		ILLINOIS:	469.00
		TOTAL:	703.50

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## Exhibit A

THE SOUTH 9.00 FEET OF LOT 26 AND LOT 27 (EXCEPT THE SOUTH 10.00 FEET THEREOF) IN BLOCK 2 IN ROBERT F. SUMMER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 13-35-301-037-0000 (AFFECTS THIS AND OTHER LAND)

C/K/A 1904 N SPRINGFIELD AVENUE, CHICAGO, ILLINOIS 60647

Property of Cook County Clerk's Office

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## EXHIBIT B

TO SPECIAL WARRANTY DEED DATED June 03, 2016  
CONVEYING  
1904 NORTH SPRINGFIELD AVENUE, CHICAGO, IL 60647

**12. REMEDY.** If any legal action is commenced within ten (10) years after the closing by or on behalf of Purchaser, its successors or assigns, against Seller, its agents, servants, any shareholders, officers, directors, partners (general or limited) of Seller, any other party affiliated to Seller or any Seller indemnified Party for any claim or cause of action arising directly or indirectly from the purchase or use and occupancy of the Property, then, at option of Seller, within a period of one (01) year from the date of service of summons upon Seller after commencement of said litigation, and upon sixty (60) days prior written notice to purchaser, Seller may tender to purchaser One Hundred Two Percent (102%) of the original purchase price (plus or minus prorations of current general real estate taxes and other similar proratable items, and purchaser shall tender clear and marketable title to the property to seller, free and clear of any liens, claims or encumbrances, by Warranty Deed and other customary closing documents together with an ALTA title insurance policy insuring good and marketable title to the property, and shall at closing deliver possession of the property and a release of all claims against the Seller and Seller Indemnified Parties and this transaction shall then be deemed rescinded. Purchaser shall bear the costs of all reconveyance title insurance, recording and transfer stamps charges in the amount of the purchase price set forth in this paragraph. Seller remedy under this section is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the property, if any. The reconveyance transaction shall be closed through a customary deed and money escrow with the Title Insurer. The provisions of this paragraph shall survive the closing and the delivery of deed.

County Clerk's Office