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THIS INSTRUMENT PREPARED BY:

William J. Mitchell Meltzer Purtill & Stelle LLC 300 South Wacker Drive Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

James M. Vasselli, Esq. Del Galdo Law Group LLC 1441 S. H. riem Berwyn, IL 60402

Doc#. 1618108066 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/29/2016 12:55 PM Pg: 1 of 4

Dec ID 20160601620875

ST/CO Stamp 0-342-152-512 ST Tax \$510.00 CO Tax \$255.00

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 24th day of June, 2016 by CICERO CERMAK PARTNERS, LLC, an Illinois limited liability company, 418 Clinton Place, River Forest, Illinois ("Granter"), to J. STERLING MORTON HIGH SCHOOL DISTRICT 201, an Illinois School District, 5041 W. 31st Street, Cicero, Illinois 60804 ("Grantee").

WITNESSETH, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A hereto (the "Property").

Together with all and singular the hereditaments and anourtenances 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 Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that it will WARRANT AND DEFEND the Property against all persons lawfully claiming by, through or under it, subject only to THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO.

Signature Page to Follow –

Address: 5801 W CERMAK Date: 06/22/2016 Stamp #: 2016-2482 By: mgarcia

Real Estate Transfer Tax \$5,100,00 Payment Type: Check Compliance #: 2014-3L1CBB7K

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IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

CICERO CERMAK PARTNERS LLC, an

Illinois limited liability company

Timothy B. Hague, its Manager

STATE OF ILLING/S

) SS

COUNTY OF COOK

I, the undersigned, a Notery Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy B. Hague, the Manager of CICERO CERMAK PARTNERS LLC, an Illinois limited liability company ("Company"), 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 she signed and delivered the said Deed, as his tive and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes there in set forth.

Given under my hand and official seal, this 21 day of June, 2016.

(SEAL)

OFFICIAL SEAL DREW B. KRISCO **NOTARY PUBLIC, STATE OF ILLINOIS** My Commission Expires May 17, 2019

My confinission expire

NO CARY PUBLIC

SEND SUBSEQUENT TAX BILLS TO:

J. Sterling Morton High Schoo' District 201 5041 W. 31st Street Cicero, Illinois 60804

REAL ESTATE TRANSFER TAX

COUNTY: ILL INDIS: 29-Jun-2016 255.00 510.00 765.00

TOTAL: 20160601620875 0-342-152-512

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN BLOCK 4 OF E. A. CUMMINGS & COMPANY'S SUBDIVISION OF BLOCKS 4 & 6 IN SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN NO.

16-29-203-003

ADDRES'S OF PROPERTY:

Opening Clerk's Office 5801 W. CERMAK, CICERO, ILLINOIS

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EXHIBIT B

EXCEPTIONS TO TITLE

- 1. TAXES FOR THE YEAR 2015 2ND INSTALLMENT AND YEAR 2016 AND SUBSEQUENT YEARS.
- 2. ACTS DONE OR SUFFERED BY GRANTEE.

AC.

Proposity of Coot County Clarks Office

{32442: 026: 01885493.DOC: }