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THIS INSTRUMENT PREPARED BY:

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AFTER RECORDING RETURN TO:

James M. Vasselli, Esq.
Del Galdo Law Group LLC
1441 S. Harlem
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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

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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 ("Grantor"), 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 appurtenances 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 -

T O W N O F C I C E R O	Town of Cicero	Address: 5801 W CERMAK RD	Real Estate Transfer Tax
		Date: 06/22/2016	\$5,100.00
		Stamp #: 2016-2482	Payment Type: Check
		By: mgarcia	Compliance #: 2014-311CBB7K

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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 ½ OF THE NORTHEAST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN NO. 16-29-203-003

ADDRESS OF PROPERTY: 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.

Property of Cook County Clerk's Office