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Doc#: 1625245023 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2016 10:32 AM Pg: 1 of 6

AFTER RECORDING RETURN TO:
Brown, Udell, Pomerantz & Delrahim, Ltd.
Peter N. Isaac, Esq.
1332 N. Halsted Street, Suite 100
Chicago, Illinois 60642

MAIL SUBSEQUENT TAX BILLS TO:
Michael Gambatese & Gianna Franzia
3641 N. Marshfield Avenue
Chicago, Illinois 60613

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 2nd day of September 2016, by **MIGILMON, LLC**, a California limited liability company (the "Grantor"), having an address of 151 1st Avenue, San Francisco, California, to **MICHAEL GAMBATESE and GIANNA FRANZIA, husband and wife, not as Tenants in Common but as Joint Tenants** (the "Grantees"), having an address of 3641 N. Marshfield Avenue, Chicago, Illinois.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantees and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and legally described on **Exhibit A** attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "**Property**").

TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

Grantor does covenant, promise and agree, to and with the Grantees and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

RECORDED *Ru*

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

THE NORTH 9.00 FEET OF LOT 4 IN PAUL MUELLER'S RESUBDIVISION OF LOTS 37 TO 43 IN FRANK NOWAK'S SUBDIVISION OF BLOCK 26 IN THE SUBDIVISION OF EXECUTORS OF W. E. JONES' SUBDIVISION (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4) OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3637 N Marshfield Avenue, Chicago Illinois 60613

PIN: 14-19-232-007-0000 (affects other property)

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS



Covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Encroachments as referenced on the Plat of Survey made by Urchell and Associates, Inc. Land Surveying Services, Order Number 15-10-038C, dated May 2, 2016: 1) Encroachment of frame garage onto the adjoining land 2.5 to 2.8 feet north more or less; 2) Encroachment of frame deck by an undetermined amount; and 3) Encroachment of building over lot line by an undetermined amount.

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REAL ESTATE TRANSFER TAX	06-Sep-2016
	COUNTY: 100.00
	ILLINOIS: 200.00
	TOTAL: 300.00
14-19-232-007-0000 20160901653509 0-717-822-784	

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REAL ESTATE TRANSFER TAX	06-Sep-2016
	
CHICAGO:	1,500.00
CTA:	600.00
TOTAL:	2,100.00 *

14-19-232-007-0000 | 20160901653509 | 0-460-004-160

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