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SPECIAL WARRANTY DEED

(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this 29 day of August, 2016, between KILGORE REO, LLC, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and BERGER INVESTMENT GROUP, LLC

as GRANTEE(S) WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is here acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these

presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), 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:

16268940240

Doc#: 1626004029 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 09/16/2016 12:18 PM Pg: 1 of 2

(Name and Address of Grantee)

LOT 9 N BLOCK 3 IN B. W. WOODS NORMAN FARK SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, N COOK COUNTY. ILLINOIS

Together with all and singular the hereditaments and apportenances 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, of the GRANTOR, either in law or 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 GRANTEE(S), their heirs and assign; forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 encumpered or charged.

Permanent Real Estate Numbers: 20-28-115-024-0000

FIDELITY NATIONAL TITLE CH 16029668

BOX 15

Address of the Real Estate: 7332-7334 S. LOWE AVE., CHICAGO, IL 60621

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.

REAL ESTATE TRANSFER TAX			01-Sep-2016
		COUNTY:	20.00
1		illinois:	40.00
		TOTAL:	60.00
20-28-11	5-024-0000	20160801651285	0-094-677-824

REAL ESTATE TRA	NSFER TAX	01-Sep-2016
REAL LOTATE	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00 *

20-28-115-024-0000 | 20160801651285 | 1-449-061-184 * Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its, and, if applicable, to be attested by its
, the day and year first above written.
KILGORE REO, LLC
Ву
Attest:
STATE OF Mary and
STATE OF Mayland) COUNTY OF Battingte)
I, Babar A. Thomeson, a Notary Public in and for the said County,
in the State aforesaid, DO HEREBY CERTIFY that \ \ \ \accepte{Conditions} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
personally known to me to be the Vice President of KILGORE REO, LLC, a
known to me to be the of said corporation, and personally known
to me to be the same persons whose names are subscribed to the foregoing instrument, appeared
before me this day in person, and severally acknowledged that as such
said instrument, pursuant to authority, given by the Board of Directors of said corporation as
their free and voluntary act, and as the free and voluntary act and deed of said corporation, for
the uses and purposes therein set forth.
C)
Given under my hand and official seal, this $\frac{\partial 9u}{\partial t}$ day of $\frac{\partial u}{\partial t}$, 2016.
Given under my hand and official seal, this \underline{OYU} day of \underline{UUCUST} , 2016.
THOMOTOR A THOMOTOR
Notary Public Notary Public Notary Public Notary Public NARY LAND MARYLAND MARYL
Notary Public Notary Public
MARYLAND MARYLAND
PUBLY S Commission Expires Y- 11-00/ ANY COMMISSION EXPIRES APRIL 11, 2017
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This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.