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Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2016 03:25 PM Pg: 1 of 4

NORTH AMERICAN TITLE COMPANY

**This document was prepared by
and after recording return to:**

Jeffrey Strange, Esq.
Jeffrey Strange & Associates
717 Ridge Road
Wilmette, IL 60091

Send subsequent tax bills to:


25 AUGUSTA LLC
2530 West Augusta Blvd.
Chicago, Illinois 60622

LIMITED WARRANTY DEED



THIS LIMITED WARRANTY DEED ("Deed"), made as of this 28 day of September, 2016, is given by MONSERRATE HERNANDEZ, an unmarried man, the Debtor in Possession in case No. 16-15759, pending in the United States Bankruptcy Court for the Northern District of Illinois - Eastern Division, and pursuant to that certain Order Approving Sale of Properties Encumbered by Secured Creditor PAN AMERICAN BANK ("Sale Approval Order"), as entered by the United States Bankruptcy Court for the Northern District of Illinois - Eastern Division, in that case on August 12, 2016, having an address at 219 S. Dearborn, Chicago, Illinois 60604 ("Grantor") to 25 AUGUSTA LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, 2530 W. Augusta Boulevard, Chicago, Illinois 60622 ("Grantee")

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the Sale Approval Order, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate in the City of Chicago, Cook County, Illinois legally described in Exhibit "A" attached hereto (the "Property"), subject only to those items, matters and things described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances to same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those items, matters and things described on Exhibit "B", attached hereto.

REAL ESTATE TRANSFER TAX	04-Oct-2016
 CHICAGO:	637.50
CTA:	255.00
TOTAL:	892.50

13-34-406-012-0000 | 20160901661996 | 1-292-801-856

REAL ESTATE TRANSFER TAX	04-Oct-2016
 COUNTY:	42.50
 ILLINOIS:	85.00
TOTAL:	127.50

13-34-406-012-0000 | 20160901661996 | 0-222-992-192

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

[Handwritten signature]

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IN WITNESS WHEREOF, GRANTOR has caused this Deed to be signed, sealed and delivered the day and year first above written.

GRANTOR:

By: *Monserrate Hernandez*
MONSERRATE HERNANDEZ,
Debtor in Possession

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that MONSERRATE HERNANDEZ, an unmarried man, as Debtor in Possession, 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 that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal on September 8, 2016

SEAL



Sheldon Bernstein
Notary Public

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 43 IN BLOCK 7 IN GARFIELD, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 33 FEET OF THE SOUTH 1295 FEET) IN SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A 1937 N. KARLOV AVE., CHICAGO, IL 60639

P.I.N. 13-34-406-012-0000

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EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

SUBJECT TO ANY AND ALL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS, INCLUDING THOSE NOT YET DUE AND PAYABLE; ANY AND ALL RECORDED EASEMENTS, RESERVATIONS, RESTRICTIONS, ENCROACHMENTS AND ENCUMBRANCES; MATTERS WHICH WOULD BE SHOWN BY AN ACCURATE SURVEY; UNDERGROUND AND OVERHEAD CABLES, LINES AND UTILITY SERVICES; ALL EXISTING ZONING ORDINANCES, LAWS, CODES, STATUTES AND SUBDIVISION REGULATIONS AND OTHER GOVERNMENTAL LAWS, RULES, CODES, STATUTES AND REGULATIONS LIMITING OR RESTRICTING THE USE TO WHICH THE PROPERTY MAY BE PUT.

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