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SPECIAL WARRANTY DEED

This instrument prepared by:
Latimer LeVay Fyock LLC
55 W. Monroe St., Ste. 1100
Chicago, IL 60603



Doc# 1632810061 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/23/2016 01:02 PM PG: 1 OF 4

AMERICAN METRO BANK for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, REMISES, RELEASES, ALIENS AND CONVEYS to IPG REALTY-CICERO, INC., an Illinois corporation, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor **WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

REAL ESTATE TRANSFER TAX		21-Nov-2016
	CHICAGO:	7,387.50
	CTA:	2,955.00
	TOTAL:	10,342.50 *
13-22-106-002-0000 20161101682180 0-014-569-664		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Nov-2016
	COUNTY:	492.50
	ILLINOIS:	985.00
	TOTAL:	1,477.50
13-22-106-002-0000 20161101682180 0-900-817-088		

Chicago Title

Box 334
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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1: LOT 23 AND THE SOUTH 1/2 OF LOT 22 IN BLOCK 2 IN GROSS' MILWAUKEE AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 24, 25 AND 26 IN BLOCK 2 IN GROSS' MILWAUKEE ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-22-106-002-0000; 13-22-106-003-0000; 13-22-106-004-0000; 13-22-106-005-0000

Address of Real Estate: 3841-3853 N. Cicero, Chicago, IL 60641

MR.

Property of Cook County Clerk's Office

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EXHIBIT B

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements of record;
6. Covenants and restrictions of record as to use and occupancy;
7. General exceptions to the title commitment;
8. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;
9. Building code violations, liens and judgment;
10. Building code violation court cases;
11. Liens and judgment
12. Pending building code violation court cases;
13. Items appearing of record or that would be shown on a survey;
14. Leases and tenancies, if any.