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40012179 (1/2)

SPECIAL WARRANTY DEED



16333570560

Doc# 1633357056 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/28/2016 12:08 PM PG: 1 OF 3

THIS INDENTURE, made this
7th day of November, 2016,
between WEICHERT WORKFORCE
MOBILITY, INC., a New Jersey
corporation and duly
authorized to transact
business in the State of
Illinois, Grantor, and
BRIAN MORGAN ~~and~~, + Megan Hughes,*
1531 W. Walton, Chicago,
Illinois 60642

* Husband + Wife as Tenants by The Entirety

Grantee. The Grantor for and in consideration of the sum of TEN AND NO/100
DOLLARS, in hand paid by the grantee, the receipt whereof is hereby
acknowledged, and pursuant to authority of the Board of Directors of said
company, by these presents does CONVEY AND WARRANT unto the grantee,
FOREVER, all the following described real estate, situated in the County of
Cook and State of Illinois known and described as follows, to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

SUBJECT TO: 2016 and subsequent years real estate taxes.
Covenants, conditions and restrictions of record.

P.I.N.: 14-30-222-174 and 14-30-222-176 and 14-30-222-178
Commonly known as: 2927 N. Honore, Chicago, Illinois 60657

This conveyance is made subject to all legal highways, all exceptions,
reservations, easements, rights of way, restrictions and conditions
contained in prior instruments of record in the chain of title of the
property conveyed hereby, all zoning laws, ordinances, or regulations, and
all easements and servitudes which are visible or appurtenant to said land.

Grantor does hereby covenant with Grantee to warrant and defend title to
the property described above against the lawful claims and demands of all
persons claiming by, through or under Grantor; however, Grantor's liability
or obligation pursuant to this warranty for any one claim or demand or all
claims and demands in the aggregate, shall in no event exceed the amount of
consideration paid by Grantee as stated herein.

Grantor makes no representation as to the property conveyed hereby, or its
condition, its merchantability or its suitability for any particular use or
purpose and grantee, by its acceptance of this deed, hereby acknowledges
that it has been given the opportunity to inspect the property conveyed
hereby, including subsurface conditions, and accepts the same "as-is".
Grantee shall not make any claim against grantor for diminution of the
value of the property, remediation of any contamination on the property,
loss of use of the property or other latent or patent defect on the
property.

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EXHIBIT "A"

PARCEL 1: THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 59 ON PICARDY PLACE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT NUMBER 94508608, IN COOK COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 59, A DISTANCE OF 22.18 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST, A DISTANCE OF 42.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 42 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF LOT 59, A DISTANCE OF 22.18 FEET TO THE THE EAST LINE OF LOT 59; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG LINE OF LOT 59 A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF LOT 59 LYING SOUTH OF A LINE DRAWN 42.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, IN PICARDY PLACE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT NUMBER 94508608, IN COOK COUNTY, ILLINOIS.

Property address: 2927 North Honore Street, Chicago, IL 60657
Tax Number: 14-30-222-174

Property address: 2927 North Honore Street, Chicago, IL 60657
Tax Number: 14-30-222-176

Property address: 2927 North Honore Street, Chicago, IL 60657
Tax Number: 14-30-222-178