40012179 (1) CIAL COPY

## SPECIAL WARRANTY DEED

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 A. Megan Hoghes,\*
1531 W. Walton, Chicago, Illinois 60642



¹Doc# 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

\* Hisband + Wile as Tenants by The Entircty

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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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Special Assistant Vice President, and attested by its Special Assistant Corporate Secretary this 7th day of November \_\_\_\_\_\_, 20<u>16</u>.

WEICHERT WORKFORCE MOBILITY, INC..

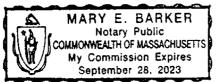
BY: Special Assistant Vice President

Attest: Manual Manu

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREPY CERTIFY that personally known to me to be the Special Assistant Vice President of WEICHERT WORKFORCE MOBILITY, INC., and Assistant Corporate Secretary 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 acknowledged that they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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.

Given under my hand and official seal this 140 day of November, 2016

(notary seal)



Mary E Dash

Prepared by: Edwin H. Shapiro, Attorney at Law

1111 Plaza Drive, Suite 570, Schaumburg, Illinois 60173

Mail to: JONATHAN AVEN, ATTORNEY AT LAW

180 N. Michigan Avenue, Suite 2105, Chicago, Illinois 60601

Send tax bills to: BRIAN MORGAN #1

2927 N. Honore, Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX		ΔX	17-Nov-2016	
REAL ESTATE	TATAL STATE	COUNTY:	343.75	
	(GR.)	ILLINOIS:	687.50	
		TOTAL:	1,031.25	
14.30.222-174-0000   2		20161101679325 0	-203-022-528	

REAL ESTATE TRA	17-Nov-2016	
	CHICAGO:	5,156.25
	CTA; TOTAL:	2,062.50
14-30-222-174-000	00 20161101679325	7,218.75 *
" Total does not inclu	de any applicable penalt	y or interest due.

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## **UNOFFICIAL COPY**

## **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 D PARALL...
ING A SUBDIVISION.

WNSHIP 40 NORTH, RANGL.

THE PLAT THEREOF RECORDED 100...
OOK COUNTY, ILLINOIS.

Property address: 2927 North Honore Street, Chicago, IL 60657

Tax Number: 14-30-222-174

Address: 2927 North Honore Street, Chicago, IL 60657

20-222-176

Street, Chicago, IL 60657 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