

# UNOFFICIAL COPY

Doc#: 1634022079 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/05/2016 11:19 AM Pg: 1 of 5

Dec ID 20161101682119  
ST/CO Stamp 1-261-154-496 ST Tax \$32.00 CO Tax \$16.00  
City Stamp 1-184-313-536 City Tax: \$336.00

CT AH AP 383  
15NW7118570RM

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Javier Vitela
11511 S. Avenue G
Chicago, IL 60617

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 17<sup>th</sup> day of November, 2016, between **PrimeStar Fund I TRS, LLC**, (hereinafter, [collectively], "Grantee"), WITNESSETH that the Grantor, for and in consideration of the sum of **Thirty Two Thousand Dollars and 00/100 (\$32,000.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto **Javier Vitela**, the Grantees FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **10523 S Avenue G, Chicago, IL 60617**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

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This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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**Exhibit A**  
**Legal Description**

ALL THAT PARCEL OF LAND IN COOK COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC #0816280, ID# 26-08-333-008, BEING KNOWN AND DESIGNATED AS LOT THIRTY-THREE (33) IN ANDREW RINGMAN'S RESUBDIVISION OF BLOCK 39 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH FRACTIONAL HALF (1/2) OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 26-08-333-008-0000

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## Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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