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<u>SPECIAL WARRANTY DEED</u>

THIS AGREEMENT made this 22ND day of December, 2016 between REPUBLIC REAL ESTATE, INC., a Corporation created and existing under and by virtue of the Laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and, CHICAGO TITLE LAND TRUST, AS TRUSTEE UNDER TRUST AGREEMENT AND KNOWN AS TRUST NO. 8002370212, 10 S. Lasalle, Chicago, Illinois 60602, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc# 1701857048 Fee \$40.00

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

KAREH A.YARBROUGH

COOK COUNTY RECORDER OF BEEDS

DATE: 01/18/2017 10:52 AM PG: 1 OF 2

LOT 7 IN J.B. WATSON AND G.F. CURTIS' RESUBDIVISION OF LOTS 1 TO 50 INCLUSIVE, EX BLOCK 15 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING, IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-25-314-026-0006 COMMON STREET ADDRESS: 7618 S. Euclid Avenue, Chicago, Illinois 60649

SUBJECT TO: Any conditions affecting title to the subject property including, out not limited to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; party wall rights and agreements, if any; all unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree,

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to and with the party of the second part, 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 person lawfully claiming. or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

REAL ESTATE TRANSFER TAX		02-Jan-2017
264	SHICAGO:	262.50
	CTA:	105.00
	TOTAL:	367.50 *
20-25-314-026-000	0 201612J1695898	0-645-596-352

Total does not include any applicable o analty or interest due.

REPUBL	IC R	EAL	ESTATE	I. INC.
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State of Illinois)
•) ss
County of Cook)

RE	REAL ESTATE TRANSFER TAX			02-Jan-2017
			COUNTY:	17.50
		(30°E)	ILLI NO IS:	35.00
			TOTAL:	52.50
	20-25-314	-026-0000	20161201695898	1-719-338-176

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President of REPUBLIC REAL ESTATE, INC., an Illinois Corporation, and 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 as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

Deed prepared by: Balin Law P.C., 100 N. LaSalle, Suite 1111, Chicago, I'llnois 60602

Given under my hand and official seal, this 22nd day of December, 2016.

OFFICIAL SEAL **NANCY DELVALLE** Commission Expires Notary Public - State of Illinois

Mail To Afte Recording: Gary Mages 1110 Lace Cook, #385 Buffalo Grove, D. 60089

Mail Tax bills to! Chicago 7: He Trust #8002370212 10 S. Casalle, 27th Floor Chicago, 1 60603