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Doc# 1710001115 Fee \$48.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2017 03:45 PM PG: 1 OF 6

SPECIAL WARRANTY DEED

MOUNTO Proper Title, LLC 180 N. Lasalle Ste. 1920 Chicago, IL 30601 PTIT-40660

THE GRANTOR, 3121 NORTH SOUTHPORT LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Granto in hand paid, remises, releases, aliens, and conveys to ALICIA SAMP, a woman ("Grantee"), the following described real estate situated in the County of Cook in the State of Ill nois, to wit:

SEE ATTACHED LECAL DESCRIPTION

And the Grantor, for itself, and its successors, does commant, promise and agree, to and with Grantee, its successors 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 THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS," "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

Permanent Real Estate Index Number: 14-29-106-003-0000

Address of Real Estate: 3121 N. Southport Avenue, Chicago, IL 60657 ("Real Estate")



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Dated the 3154 day of March, 2017.

3121 NORTH SOUTHPORT LLC, an Illinois limited liability company

By: FG3 CAPITAL LLC,

an Illinois limited liability company,

its Manager

By:

33 CAPITAL PARTNERS LLC,

an Illinois limited liability company,

one of its Managers

By:

Eric Weber, one of its Members

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Weber, one of the Members of 33 CAPITAL PARTNERS LLC, an Illinois limited liability company, one of the Managers of FG3 CAPITAL LLC, an Illinois limited liability company, Manager of 3121 NORTH SOUTHPORT LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the $2\sqrt{}$ day of March, 2017.

OFFICIAL SEAL
JENNA COURCHANE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/08/18

Notary Public

This instrument was prepared by:

Chad M. Poznansky, Esq.

Clark Hill PLC

130 E. Randolph Street, Suite 3900,

Chicago, IL 60601

UPON RECORDING RETURN TO:

Jonathan Aven, Esq. Law Offices of Jonathan M. Aven, Ltd. 180 N. Michigan Avenue, #2105 Chicago, IL 60601 SEND SUBSEQUENT TAX BILLS TO:

Alicia Samp

3256 Canty Rd #1710 Carro mo 65239

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Exhibit A

Permitted Exceptions

- 1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
- 2. BUILDING LINES AND BUILDING RESTRICTIONS;
- 3. PRIVATE, PUBLIC AND UTILITY EASEMENTS;
- 4. LEASES AND OCCUPANCIES;
- 5. COVEN AND RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY;
- 6. 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 REAL ESTATE;
- 7. ACTS DONE BY OR SUFFERED THROUGH GRANTEE;
- 8. ENCROACHMENT OF THE CHAPATINK FENCE LOCATED MAINLY ON SAID LAND OVER ON THE LAND NORTH AND ADJOINING BY 0.20 OF A FOOT DISCLOSED BY SURVEY DATED APRIL 25, 1985 MADE BY CENTRAL SURVEY COMPANY;
- 9. ENCROACHMENT OF THE CONCRETE PORCH AND STAIRS LOCATED MAINLY ON SAID LAND OVER ON THE LAND NORTH AND ADJOINING DISCLOSED BY SURVEY DATED APRIL 25, 1980 MADE BY CENTRAL SURVEY COMPANY.

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LEGAL DESCRIPTION

LOT 198 IN ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH 1/2 OF BLOCK 6 IN SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanert In lex Number: 14-29-106-003-0000

state:

Of Coot County Clert's Office Address of Real Estate:

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04-Apr-201원

DODO OF

602.5<mark>0</mark>1

REAL ESTATE TRANSFER TAX

4000

COUNTY:

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REAL ESTATE TRANSFER TAX

CHICAGO:

1-856-345-792

* Total does not include any applicable penalty or interest du 14-29-106-003-0000 20170301629060

12,652.50 9,037.50 3,615.00

04-Apr-2017 **Z**

Office

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