



1710001115D

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

113 Mail TO
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-40660

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 Grantor in hand paid, remises, releases, aliens, and conveys to ALICIA SAMP, a Married woman ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenant, 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")

SY
P 6
S
SC
INTL

UNOFFICIAL COPY

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. COVENANTS 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 CHAIN LINK 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.

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

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

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

04-Apr-2017



COUNTY:	602.50
ILLINOIS:	1,205.00
TOTAL:	1,807.50

14-29-106-003-0000

20170301629060

1-719-211-712

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

04-Apr-2017



CHICAGO:

9,037.50

CTA:

3,615.00

TOTAL:

12,652.50

14-29-106-003-0000 | 20170301629060 | 1-856-345-792

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office