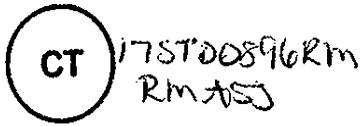


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Doc#. 1719557137 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2017 10:36 AM Pg: 1 of 4



Dec ID 20170701685281
ST/CO Stamp 1-843-875-264 ST Tax \$105.00 CO Tax \$52.50

This Document Prepared By:

Potestivo & Associates, P.C.
Kimberly J. Goodell
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

CSMA BLT, LLC
225 Town Park Dr, Ste. 100
Kennesaw, Georgia 30144

SPECIAL WARRANTY DEED

THIS INDENTURE made this 27th day of June, 2017, between **Great Lakes Credit Union**, whose mailing address is **2525 Green Bay Road, North Chicago, IL 60064**, hereinafter ("Grantor"), and **CSMA BLT, LLC** whose mailing address is **225 Town Park Dr, Ste. 100, Kennesaw, GA 30144** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (**\$10.00**) and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **18609 Palmer Ave., Homewood, IL 60430**.

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.

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

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Exhibit A
Legal Description

LOT 11 IN BLOCK 5 IN FIRST ADDITION TO DOWNEY MANOR BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1950 AS DOCUMENT NO. 14780014, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **32-06-119-010-0000**

Property of Cook County Clerk's Office

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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.

Property of Cook County Clerk's Office