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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2017 10:25 AM Pg: 1 of 4

Dec ID 20170801602458
ST/CO Stamp 0-854-803-392 ST Tax \$43.00 CO Tax \$21.50
City Stamp 2-080-261-056 City Tax: \$451.50

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40323385 (1401)

THIS DOCUMENT WAS PREPARED BY:)

Christine M. Palkovic)
Italia & Palkovic, LLP)
1807 N. Broadway)
Melrose Park, IL 60160)

AFTER RECORDING RETURN TO:)

Chicago D.C. LLC)
123 W. Madison #1400)
Chicago, IL 60602)

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of July 21, 2017 by Cozey Walks, Inc. (the "Grantor") to Chicago D.C. LLC (together, the "Grantee").

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of its right, title and interest in and to the following described real estate, situated in the County of Cook and State of Illinois described on Exhibit A attached hereto (the "Property") and made a part hereof together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the 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 Grantor, either in law or in 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 successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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 it **WILL WARRANT AND DEFEND**, the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day, month and year first set forth above.

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EXHIBIT A

LEGAL DESCRIPTION

LOT 5 IN MARCIA A. PATRICK'S SUBDIVISION OF THE NORTH 140.8 FEET OF LOT 1 IN CIRCUIT COURT PARTITION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 16-15-217-007-0000

Commonly known as: 4241 W Jackson Boulevard, Chicago, Illinois 60624 - 2846

Clerk of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for 2017 and subsequent years.
2. Existing taxes, assessments, liens, and encumbrances that are not being extinguished at closing; recorded or unrecorded covenants, conditions, and restrictions, if any; recorded or unrecorded rights of way, if any; recorded and unrecorded easements, if any; tenancies, if any; recorded and unrecorded leases, if any.

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