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Doc# 1735512085 Fee \$42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2017 03:09 PM PG: 1 OF 3

Prepared by:

Taft Stettinius & Hollister LLP 111 East Wacker Drive, Suite 2800 Chicago, Illinois 60601 Attn: John C. McDonnell, Esq.

After Recording, Return to:

The Galer Firm, P.C.

225 W. Washington St., Suite 2200

Chicago, Illinois 60606

-Attn: Roger Galer, Esq.

Lawanda Miller 82275 Winchester Pre Chicap, IL 60620

(For Recorder's Use Only)

#### SPECIAL WARRANTY DEED

(Illinois)

THE GRANTOR, INVERSE ASSET FUND, LLC, a Texas limited liability company, whose mailing address is 13785 N. Highway 183, #125-146, Austin, TX 78750, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to LAWANDA MILLER, a married woman, whose mailing address is 7447 S. South hore Drive, Chicago, Illinois 60649 (the "Grantee"), the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 35 (EXCEPT THE SOUTH 12.5 FEET THEREOF) AND SOUTH 18.75 FEET OF LOT 36 IN BLOCK 14 IN BAIRD AND ROWLAND'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNS': 1P 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 8227 S. WINCHESTER AVENUE, CHICAGO, J. LINOIS 60620

PIN: 20-31-225-053-0000

FIRST AMERICAN TITLE
FILE # \_ \_ \_ \( \frac{1}{9} \cdot \frac{3}{9} \)

TO HAVE AND TO HOLD the Property unto Grantee, her heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, heir heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit "A" attached hereto.

REAL ESTATE TRA	15-Dec-2017		
	CHICAGO:	750.00	
	CTA:	300.00	
	TOTAL:	1,050.00 *	
20-31-225-053-000	00 20171201667454	1-458-672-672	

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

REAL ESTATE TRANSFER TAX			15-Dec-2017	
ACC. 200	AND THE REAL PROPERTY.	COUNTY:	50.00	
		ILLINOIS:	100.00	
	A	TOTAL:	150.00	
20-31-22	5-053-0000	20171201667454	0-948-589-600	

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### **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents this \_\_\_\_\_\_\_\_ day of December, 2017.

INVERSE ASSET FUND, LLC, a Texas limited liability company

Names Seatt C

Name: Scott Carson

Its: Managing Manager

STATE OF Texas

SS

COUNTY OF milliamson

I, the undersigned, a No ary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott Carson, the Managing Manager of Inverse Asset Fund, LLC, a Texas 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 and delivered the foregoing instrument as his free and voluntary act, and as the free and voluntary act of such corn oration, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this Aday of December, 2017.

Notati Public Jennifer Dagenhart

My Commission Expires:

7.31.2021

MAIL SUBSEQUENT TAX BILLS TO:

Lawanda Miller 8227 S. Winchester Avenue Chicago, Il 60620 JENNIFER D. DAGENHART
Notary Public, State of Texas
Comm. Expires 07-31-2021
Notary ID 11951738

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#### **EXHIBIT "A"**

### PERMITTED EXCEPTIONS TO TITLE

GENERAL REAL ESTATE TAXES FOR 2017 AND SUBSEQUENT YEARS.

COOK COUNTY RECORDER OF DEEDS

OK OK OK COOK COUNTY RECORDER OF DEEDS Clert's Office

COOK COUNTY RECORDER OF DEEDS