



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
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Chicago, Illinois 60601
Attn: John C. McDonnell, Esq.

After Recording, Return to:

~~The Galer Firm, P.C.
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Chicago, Illinois 60606
Attn: Roger Galer, Esq.~~

Lawanda Miller
8227 S Winchester Ave
Chicago, 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. SouthShore 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, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 8227 S. WINCHESTER AVENUE, CHICAGO, ILLINOIS 60620

PIN: 20-31-225-053-0000

FIRST AMERICAN TITLE
FILE # 289 0318

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 TRANSFER TAX		15-Dec-2017
	CHICAGO:	750.00
	CTA:	300.00
	TOTAL:	1,050.00

20-31-225-053-0000 | 20171201667454 | 1-458-672-672

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

REAL ESTATE TRANSFER TAX		15-Dec-2017
	COUNTY:	50.00
	ILLINOIS:	100.00
	TOTAL:	150.00

20-31-225-053-0000 | 20171201667454 | 0-948-589-600

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EXHIBIT "A"

PERMITTED EXCEPTIONS TO TITLE

1. GENERAL REAL ESTATE TAXES FOR 2017 AND SUBSEQUENT YEARS.

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Property of Cook County Clerk's Office