Doc#. 1911546092 Fee: \$54.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 04/25/2019 10:47 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

This instrument prepared by: Christopher A. Cali, Esq. Latimer LeVay Fyock LLC 55 W. Monroe St., Ste. 1100 Chicago, IL 60603

FIRST AMERICAN TITLE

Dec ID 20190401651340 ST/CO Stamp 2-059-090-848 ST Tax \$81.50 CO Tax \$40.75 City Stamp 0-334-150-560 City Tax: \$855.75

BANK OF AMERICA, N.A. for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, REMISES, RELEASES, ALIENS AND CONVEYS to HONEYBADGERS HOLDINGS LLC, of 1980 Festival Flaza Drive., Ste 300, Las Vegas, Nevada 89135, as Grantee, Grantor's entire estate, right, title interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, TO HAVE AND TO HOLD the premises FOREVER

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor WILL WARRANT AND DEFEND, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on day of
GRANTOR
TITLE 365 COMPANY, AS ATTORNEY IN FACT FOR BANK OF AMERICA, N.A.
By: 3-1-19  Name: Jennifer Torres  Title: Decd Team Lead
STATE OF Florida ) ) SS COUNTY OF Orange )
I, Kristina Bohrn, a Notary Public in and for said County in the State aforesaid, do hereby certify that Jennifer Torres, not personally, but as Authorized Representative of TITLE 365 COMPANY, AS ATTORNEY IN FACT FOR BANK OF AMERICA. N.A., who is 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/she signed and delivered the same instrument as his/her own free and voluntary act and as the free and voluntary act and deed of said bank for the uses and purposes therein set forth.
Given under my hand and notarial seal this
Commission expires: 8179
Subsequent tax bills to:  1980 Festival Plaza Drive Ste 300 Las Vegas, Nevada 89135  KRISTINA BOHRN MY COMMISSION # GG 017109 EXPIRES: August 1, 2020 Bonded Thru Notary Public Underwriters
Mail Recorded Deed to:  Latimer LeVay Fyock LLC  55 W. Monroe St., Ste. 1100  Chicago, IL 60603

#### **EXHIBIT A**

LOT 21 IN BLOCK 11 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS:** 7749 S. Plattirs Ave Chicago, IL 60649

PIN: 21-30-319-014 0000

Of Cook County Clerk's Office THIS DEED IS ONLY INTENDED TO CONVEY THE PROPERTY INTEREST THAT GRANTOR RECEIVED PURSUANT TO THE JUDICIAL SALE DEED EXECUTED NOVEMBER 7, 2016 AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 1636518097.

#### EXHIBIT B

- 1. General real estate taxes for 2018 and subsequent years
- 2. Special taxes or assessments, if any, for improvements not yet completed;
- 3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
- 4. Building lines and building restrictions;
- 5. Private, public and utility easements of record;
- 6. Covenants and resulctions of record as to use and occupancy;
- 7. General exceptions to the title commitment;
- 8. 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 Property;

C/O/A/S O/S/CO

- 9. Building code violations, liens and judgment;
- 10. Pending building code violation court cases;
- 11. Items appearing of record or that would be shown on a survey;
- 12. Leases and tenancies, if any.

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