

# UNOFFICIAL COPY

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

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

**FIRST AMERICAN TITLE**  
**FILE #** 1911546092

**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 Plaza 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.



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## 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. Phillips Ave  
Chicago, IL 60649

PIN: 21-30-319-014 0000

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.

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## 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 restrictions 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;
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.