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1917641008

Doc# 1917641008 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2019 09:14 AM PG: 1 OF 4

This instrument prepared by:
Paul A. Greco
216 W. Higgins Road
Park Ridge, IL 60068

After recording, return to:
6535 S. Cottage Grove
Chicago IL 60637

Send subsequent Tax Bills to:
6535 S. Cottage Grove
Chicago IL 60637

18017754PK
10/7/19 CWB

SPECIAL WARRANTY DEED

Grantor, **JW LEGACY LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook and State of Illinois ("Grantor") **CONVEYS** and **WARRANTS** to

Inner City Deployment, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook


WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN, SELL AND CONVEY** with special warranty covenants unto Grantee, and its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois:

See legal description attached as: **Exhibit A**

Address(es) of Real Estate: 3075 E. Cheltenham Place, Chicago, IL 60649
PIN: 21-30-417-026-0000 and 21-30-417-027-0000



TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever, and Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the premises against all persons lawfully claiming, or claim the same, by, through or under it, subject only to the matters set forth on **Exhibit B** attached hereto and made a part thereof.

REAL ESTATE TRANSFER TAX	24-Jun-2019
 CHICAGO:	14,812.50
CTA:	5,925.00
TOTAL:	20,737.50*

21-30-417-026-0000 | 20190601609446 | 0-750-497-888

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

REAL ESTATE TRANSFER TAX	24-Jun-2019
  COUNTY:	987.50
ILLINOIS:	1,975.00
TOTAL:	2,962.50

21-30-417-026-0000 | 20190601609446 | 0-867-225-696

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓

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IN WITNESS WHEREOF, Grantor has signed these presents as of the 20th day of June, 2019

JW LEGACY LLC, an Illinois Limited Liability Company

By: The Wolcott Group Inc., an Illinois Corporation
Its: Manager

By: [Signature]
Victor F. Michel, Treasurer

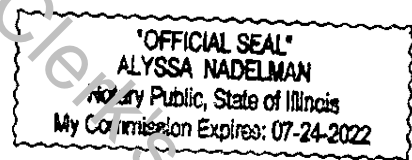
STATE OF ILLINOIS, COUNTY OF Cook SS

State of Illinois, County of Cook: I the undersigned, a Notary Public, in and for said County, in the State aforesaid, CERTIFY THAT Victor F. Michel, Treasurer of The Wolcott Group, Inc. an Illinois Corporation, manager of JW Legacy, LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20th day of June, 2019.

Commission expires 07/24/2022

[Signature]
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION FOR 3075 E. CHELTENHAM PLACE, CHICAGO, IL 60649

LOT 116 AND THE NORTHERLY 1/2 OF LOT 118 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT "B" Permitted Exceptions

1. Subject to general real estate taxes not yet due and payable.
2. Acts done by or suffered by Grantee.
3. Covenants, conditions and restrictions of record.
4. Public utility easements.
5. Special government taxes or assessments confirmed and unconfirmed.
6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
7. A pending court action as disclosed by a recorded notice, City of Chicago, a municipal corporation, plaintiff, JW Legacy LLC; Byline Bank; Unknown owners and non-record claimants, defendant, Cook, County, case no. 19M1400691, nature of action building code violations, recorded on March 28, 2019 as Document No. 1908741226.
8. An encroachment of the iron fence situated on said Land into or onto the adjoining land on the Northeast and Northwest, as disclosed by ALTA survey of 3075 E. Cheltenham Place prepared by Michael J. Emmert Surveys, Inc. dated February 12, 2018.
9. An encroachment of the chain link fence situated on said Land into or onto the adjoining land on the Southwest, as disclosed by ALTA survey of 3075 E. Cheltenham Place prepared by Michael J. Emmert Surveys, Inc. dated February 12, 2018.

Property of Cook County Clerk's Office