

UNOFFICIAL COPY



THIS INSTRUMENT PREPARED BY &
AFTER RECORDING RETURN TO:

J. Ryan Potts
BROTSCUL POTTS LLC
230 W. Monroe
Suite 2250
Chicago, Illinois 60606

Doc#: 0917534058 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/24/2009 10:59 AM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE, made as of June 9, 2009, from **CHARLES T. MUDD**, having an address of 2636 N. Lincoln Avenue, Chicago, Illinois 60614 ("Grantor"), to **FC-1 LLC, SERIES 1653 N. HALSTED**, having an address of 2636 N. Lincoln Avenue, Chicago, Illinois 60614 ("Grantee"), 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 Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, 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, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations or record and otherwise.

This Indenture is being delivered pursuant to that certain Deed in Lieu Agreement, of even date herewith, by and between, inter alia, Grantor and Grantee. The terms of said Agreement are incorporated herein.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Deed In Lieu as of the day and year first above written.

GRANTOR:



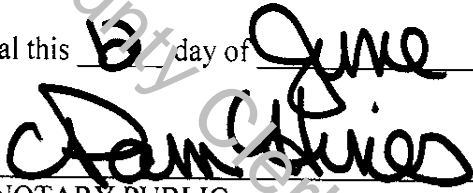
CHARLES T. MUDD

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that CHARLES T. MUDD, 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 to me that he signed and delivered the said instrument as his own free and voluntary act the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 6 day of June, 2009.



NOTARY PUBLIC

My Commission Expires: _____



I HEREBY CERTIFY THAT NO TAX IS DUE ON THIS TRANSACTION PURSUANT TO THE PROVISIONS OF IL PUBLIC ACT 03-057

DATE 6/24/09
GRANTOR, GRANTEE OR REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SEC. 200.1-2 (B-6) OR PARAGRAPH 6, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

DATE 6/24/09
BUYER, SELLER OR REPRESENTATIVE

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EXHIBIT A

LEGAL DESCRIPTION

Lot 61 in S. H. Kerfoot's Subdivision of the W. 3/4 of the N 1/2 of Lot 15 in Block 2 of Sheffield's Addition to Chicago in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Il.

PIN:

14-33-313-019

1653 N. Halsted Chicago, Il. 60614

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 12 2009
Signature: [Signature] (Grantor or Agent)

Subscribed and sworn to before me by the
said Charles Mudd
this 12 day of June
2009.

[Signature] (Notary Public)



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 12 2009
Signature: [Signature] (Grantee or Agent)

Subscribed and sworn to before me by the
said Charles Mudd
this 12 day of June
2009.

[Signature] (Notary Public)



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]