

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED Statutory (Illinois)

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Doc#: 1003233089 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2010 01:23 PM Pg: 1 of 3

Above Space for Recorder's use only

THIS AGREEMENT, made this 29 day of January, 2010, between FDB Properties, LLC, an Illinois limited liability company, party of the first part, and MPS Community I, LLC, an Illinois limited liability company, 120 S. LaSalle Street, Suite 1850, Chicago, IL 60603, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN THE SUBDIVISION OF THE WEST 1/3 OF LOT 3 IN WILSON, HEALD AND STEBBING'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID LAND THAT PART THEREOF TAKEN FOR INDIANA AVENUE), IN COOK COUNTY, ILLINOIS.

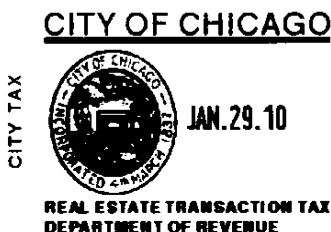
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Permitted Exceptions as set forth on Exhibit A.

Permanent Real Estate Number: 20-15-309-002-0000

Address of real estate: 6015-31 S. Indiana, Chicago, IL 60637

Box 400-CTCC



0000001630	REAL ESTATE TRANSFER TAX
	1155000
#	FP 103023

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In Witness Whereof, said party of the first part has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

FDB PROPERTIES, LLC

By: Jay R. Lundborg  
Jay R. Lundborg, Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jay R. Lundborg, Manager of FDB Properties, LLC, and 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 severally acknowledged that as Manager, he signed and delivered the said instrument pursuant to authority given by the Member of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of January, 2010.  
Commission expires 8-16 2011

Robert N. Sodikoff  
NOTARY PUBLIC

## THIS INSTRUMENT PREPARED BY:

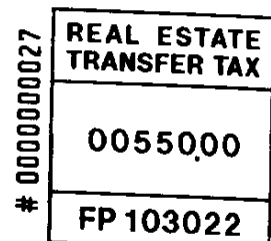
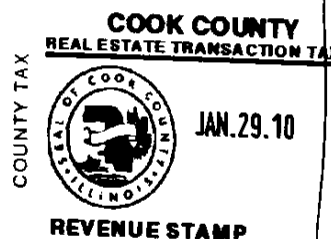
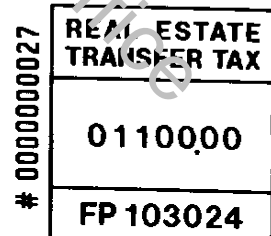
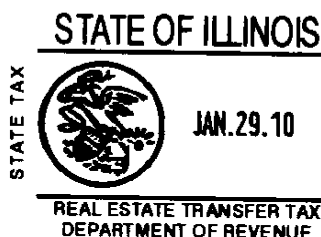
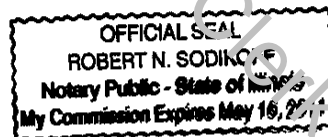
Robert N. Sodikoff, Esq.  
Aronberg Goldgehn Davis & Garmisa  
330 N. Wabash, Suite 1700  
Chicago, IL 60611

## AFTER RECORDING MAIL TO:

Steven R. Cade, Esq.  
Foley & Lardner LLP  
321 N. Clark Street, Suite 2800  
Chicago, IL 60654

## SEND SUBSEQUENT TAX BILLS TO:

MERCY PORTFOLIO SERVICES  
120 S. LA SALLE #1850  
CHICAGO, IL 60603



**UNOFFICIAL COPY**EXHIBIT APermitted Exceptions

AB 7.

1. TAXES FOR THE YEAR(S) 2009 AND 2010  
20010TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2009 FIRST INSTALLMENT IS PAID  
NOTE: 2009 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
20-15-309-002-0000	1 OF 1	2009	\$7,254.27	PAID

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- I 8. TERMS, PROVISIONS AND CONDITIONS OF THE CONSENT DECREE ENTERED IN CASE  
98M1404911.
- J 9. ENCROACHMENT OF THE 4 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE  
PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.16 FEET, AS SHOWN ON PLAT OF  
SURVEY NUMBER 74889 PREPARED BY MM SURVEYING CO., INC. DATED DECEMBER 14, 2009.
- K 10. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST  
AND ADJOINING BY APPROXIMATELY 9.90 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER  
74889 PREPARED BY MM SURVEYING CO., INC. DATED DECEMBER 14, 2009.  
THIS EXCEPTION WILL NOT APPEAR ON THE LOAN POLICY WHEN ISSUED.
- L 11. RIGHTS OF THE PUBLIC, ADJOINING OWNERS IN AND TO THAT PART AND TO THAT PART OF  
THE LAND FALLING IN STREETS, ALLEYS, ROADS OR HIGHWAYS.  
  
(AFFECTS THE NORTH SOUTH ALLEY LYING EAST AND ADJOINING LAND)
- Y 12. AGREED ORDER OF INJUNCTION MADE BY THE CITY OF CHICAGO AGAINST 6015-31 S.  
INDIANA AND FIRST DU PAGE BANK ENTERED IN 06M1401795 AND RECORDED MAY 19,  
2009 AS DOCUMENT NUMBER 0913941016
- AG 13. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH  
AND ADJOINING BY APPROXIMATELY 0.15 TO 0.30 FEET, AS SHOWN ON PLAT OF SURVEY  
NO. 74889 PREPARED BY MM SURVEYING CO., INC. DATED DECEMBER 14, 2009.