



Doc#: 1027449077 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/01/2010 03:32 PM Pg: 1 of 5

This instrument was prepared by:

Richard L. DiNardo, Esq.
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523

After recording, mail to:

Thomas E. Brennan, Esq.
7227 W. 127th Street, Suite 2W
Palos Heights, IL 60463

Send subsequent tax bills to:

RED Belmont, LLC
30 S. Leng Drive
Schaumburg, IL 60193

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on this 14th day of September, 2010 by FCSC, INC, an Illinois corporation, which has its principal place of business at 2221 Camden Court, Oak Brook, Illinois ("Grantor"), to RED BELMONT, LLC, an Illinois limited liability company ("Grantee").

WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

(See Exhibit 1 attached hereto and made a part hereof)

Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

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 Grantor either in law of 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 Grantee, its successors and assigns forever.

6711878. 2014

FREEDOM TITLE CORP.

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Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Grantor, for itself and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that the property is being sold "AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose.

[Signature page follows]

City of Chicago
Dept. of Revenue

605614

9/30/2010 12:12

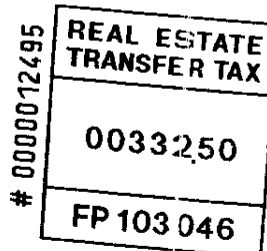
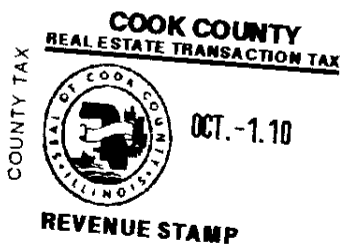
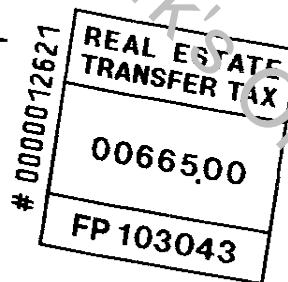
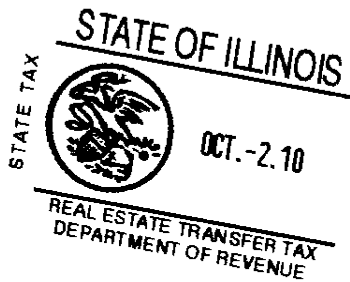
dr00370



Real Estate
Transfer
Stamp

\$6,982.50

Batch 1,875,916



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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

GRANTOR:

FCSC, Inc., an Illinois corporation

By: *William H. Sperling*

Name: William H. Sperling

Its: President

Property of Cook County Clerk's Office

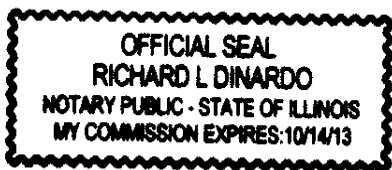
STATE OF ILLINOIS

COUNTY OF DUPAGE

SS:

BEFORE ME, a Notary Public in and for said county and state, personally appeared William H. Sperling, president of the Grantor, FCSC, Inc., an Illinois corporation, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument as such manager on behalf of said Grantor and is duly authorized to do so, and that the same is the free act and deed of said Grantor and his free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 14th day of September, 2010.



Richard L. Dinardo
Notary Public

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EXHIBIT 1

Legal Description

LOTS 80, 81, 82 AND 83 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-24-406-037-0000
13-24-406-038-0000
13-24-406-039-0000
13-24-406-040-0000

PROPERTY ADDRESS: 2710-18 W. BELMONT AVE., CHICAGO, IL 60618

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EXHIBIT 2

Permitted Exceptions

1. Taxes for the years 2009, 2010 and subsequent years, not yet due and payable.

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