

# UNOFFICIAL COPY



Doc#: 1223422088 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/21/2012 01:17 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

① PT# GN-1204-00433  
GNT# 11-01901A

THIS INDENTURE, made this 9<sup>th</sup> day of August, 2012 between Foxford City LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Jordan D. Bixler and Craig A. Bixler, Grantees, having an address of 1700 W. Ohio Street, Apt. 1, Chicago, IL 60622.

AN UNMARRIED MAN      A MARRIED MAN  
Wife of JAMES, HF

WITNESSETH, that Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid by Grantees, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said Grantees an undivided 1/2 interest unto each as tenants in common all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF**

Address of Real Estate: 1224 W. Van Buren Street, Unit 621, Chicago, IL 60607  
Permanent Real Estate Index Numbers: 17-17-117-041-0000 (underlying)  
17-17-117-043-0000 (new underlying)

GN-1204-00433

Grantor warrants and covenants to Grantees and its successors and assigns, that Grantor has not made, done, executed or suffered any act or thing whereby the above described premises, or any part thereof, has become encumbered by or through Grantor.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any, party wall rights and agreements, existing leases and tenancies, acts done by or suffered through Buyers; and general real estate taxes for the year 2012.

TO HAVE AND TO HOLD said premises forever together with all the hereditaments and appurtenances thereunto.

COOK COUNTY CLERK'S OFFICE  
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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.

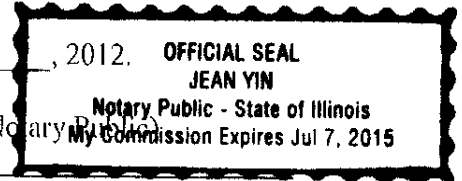
Foxford City LLC,  
an Illinois limited liability company

By: *William G. Ryan*  
Name: William G. Ryan  
Title: Member

STATE OF Illinois )  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that William G. Ryan, Member of Foxford City LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of Foxford City LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Foxford City LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of July, 2012.



Prepared By:  
Jennifer M. Breems  
Ruff, Weidenaar & Reidy, Ltd.  
222 North LaSalle Street, Suite 700  
Chicago, Illinois 60601

City of Chicago  
Dept. of Finance  
626535

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dr00762



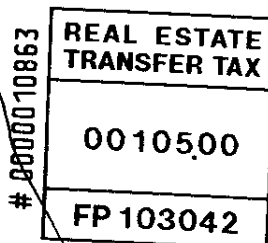
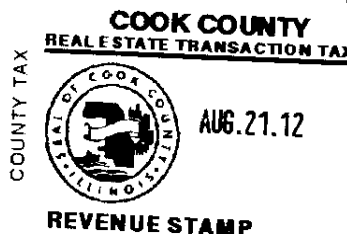
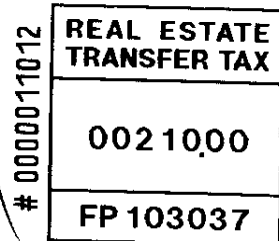
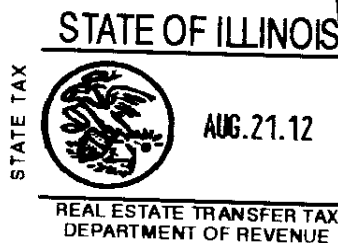
Real Estate  
Transfer  
Stamp  
\$2,205.00  
Batch 5,166,400

Mail To:

Tom Murphy  
10540 S Western #500  
Chicago IL 60643

Name and Address of Taxpayer:

Jordan Bixler  
1224 W VAN BUREN #601  
Chicago IL 60607



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 621, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VB 1224 LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0710015038, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1224 W. Van Buren Street, Unit 621, Chicago, IL 60607

PINs: 17-17-117-041-0000 (underlying)  
17-17-117-043-0000 (new underlying)

Property of Cook County Clerk's Office