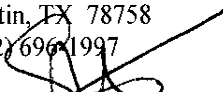


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Doc#: 1226945051 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2012 01:35 PM Pg: 1 of 4

Instrument prepared by:
Stacie Wagner
EH POOLED 1210, LP
(101205-237)
1901 W. Braker Ln #D200
Austin, TX 78758
(512) 696-1997
By: 

RETURN TO:

Grantee - New property owner and
Send tax statements to:

VISIO FINANCIAL SERVICES,
LLC
1901 W. BRAKER LANE, SUITE
D200
AUSTIN, TX 78758

Parcel/Tax ID No: 20 22 411 0100000

SPECIAL/LIMITED WARRANTY DEED

THIS DEED, made this August 16, 2012, by EH POOLED 1210, LP, a Texas limited partnership, whose mailing address is 1901 W. BRAKER LANE #D200, AUSTIN, TX 78758, Grantor, who conveys unto VISIO FINANCIAL SERVICES, LLC, whose mailing address is 1901 W. BRAKER LANE, SUITE D200, AUSTIN, TX 78758, Grantee;

WITNESSETH: That for and in consideration of the sum of Four Thousand Five Hundred Thirty-Five and 00/100 (\$4,535.00) Dollars cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantee, the following described lots, tracts or parcels of land in **COOK** County, **IL**:

Property Address: 6823 CHAMPLAIN AVENUE, CHICAGO, IL 60637

LOT 39, BLOCK 4 IN A J HAWHES SUBDIVISION, SOUTHWEST 4 NE 4 SE 4 SECTION 22 N 3/4 E 2 NE 4 SE 4 SECTION 22 TOWNSHIP 38 RANGE 14

Source of Title Deed Instrument # 1117145027.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. This transfer is made but

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warrants title only insofar as the acts of the Grantor. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk of danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only property use, benefit and behalf of the grantee forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.

City of Chicago
Dept. of Finance
628780




Real Estate
Transfer
Stamp
\$477.75

9/25/2012 9:55
dr00762

Batch 5,319,422

STATE TAX

STATE OF ILLINOIS



SEP. 25. 12


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011474

REAL ESTATE TRANSFER TAX
00005.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 25. 12


REVENUE STAMP

0000011329


REAL ESTATE TRANSFER TAX
00002.50
FP 103042

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IN WITNESS WHEREOF, EH POOLED 1210, LP, a Texas limited partnership through its duly authorized officer caused this instrument to be signed this August 16, 2012.




Witness: Stacie Wagner



Witness: Pam Lambert

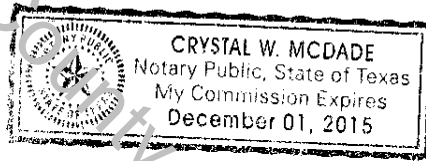
EH POOLED 1210, LP
a Texas limited partnership
By: EH GP, LLC, a Texas LLC
Its: General Partner

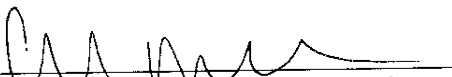
By: 

Name: Amielle Plouff
Title: Manager

STATE OF TEXAS;
TRAVIS COUNTY:

The foregoing instrument was acknowledged before me on August 16, 2012, by Amielle Plouff, being Manager of EH GP, LLC, a Texas limited liability company being general partner of EH POOLED 1210, LP, a Texas limited partnership who is personally known to me, and has sworn to and acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.





Notary Public: Crystal W. McDade
My commission expires: 12/01/2015

Tax Parcel No. 20 22 411 01 0000 Recording Fee _____ Transfer Tax _____

Seller's mailing address: 1901 W. BRAKER LANE #D200, AUSTIN, TX 78758
For tax year 2012 and after, send tax statements to Grantee at: 1901 W. BRAKER LANE, SUITE D200,
AUSTIN, TX 78758

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LEGAL DESCRIPTION

LOT 39, BLOCK 4 IN A.J. HAWHES SUBDIVISION, SOUTH WEST 4 NE 4 SE SECTION 22 N ¾ E 2 NE 4 SE SECTION 22
TOWNSHIP 38 RANGE 14

PROPERTY ADDRESS: 6823 CHAMPLAIN AVENUE, CHICAGO, IL 60637

PERMANENT PARCEL NUMBER: 20-22-411-010-0000

Property of Cook County Clerk's Office



original