


# UNOFFICIAL COPY



Doc#: 1227934068 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2012 01:22 PM Pg: 1 of 4

Instrument prepared by:  
Stacie Wagner  
EH Pooled 311 LP  
(11306-53)  
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 #D200  
AUSTIN, TX 78758

Parcel/Tax ID No: 20-26-206-047-1003

## ***SPECIAL/LIMITED WARRANTY DEED***

THIS DEED, made this MAY 1, 2012, by and between EH Pooled 311 LP, a Texas limited partnership, whose mailing address is 1901 W. BRAKER LANE #D200, AUSTIN, TX 78758, Grantor, conveys unto VISIO FINANCIAL SERVICES, LLC, whose mailing address is 1901 W. BRAKER LANE #D200, AUSTIN, TX 78758, Grantee

WITNESSETH: That for and in consideration of the sum of Twenty Thousand Nine Hundred Ninety-Six and 65/100 (\$20,996.65) 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 Grantees, the following described lots, tracts or parcels of land in Cook County, IL:

Property Address: 1459 E 71 St Pl Unit 1, Chicago, IL 60619

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE APART HEREOF

Source of Title Deed Instrument # 1117413036.

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. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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## EXHIBIT 'A'

The following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


Unit Number (S) 1 in 1459 E. 71st Place Condominium, as delineated on a Plat of Survey of the following described tract of land: Lot 1 in Block 7 in Subdivision by John G. Shortall, Trustee of the North 1/2 of the Northeast 1/4 of Section 26, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Recorded May 26, 2006 as Document Number 0514634016; Together with its undivided percentage Interest in the Common Elements, Situated in Cook County, State of Illinois.

Tax Id: 20-26-206-047-1093

For information purposes only - property a/k/a  
1459 E 71ST PL  
Chicago, IL 60619-1505


# UNOFFICIAL COPY

IN WITNESS WHEREOF, EH Pooled 311 LP, a Texas limited partnership through its duly authorized officer caused this instrument to be signed this MAY 1, 2012.

  
 Witness: Stacie Wagner


  
 Witness: Vicki Golden

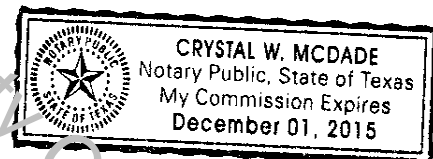
EH Pooled 311 LP  
 a Texas limited partnership  
 By: EH GP, LLC, a Texas LLC  
 Its: General Partner

By:   
 Name: Amy E. Hasbrouck  
 Title: Manager

STATE OF TEXAS;  
 TRAVIS COUNTY:

The foregoing instrument was acknowledged before me on MAY 1, 2012, by Amy E. Hasbrouck, being Manager of EH GP, LLC, a Texas limited liability company being general partner of EH Pooled 311 LP, a Texas limited partnership who is personally known to me, and has sworn to and acknowledged that his signature was his 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. 20-26-206-047-1003 Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

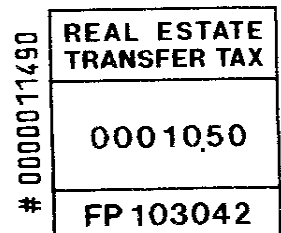
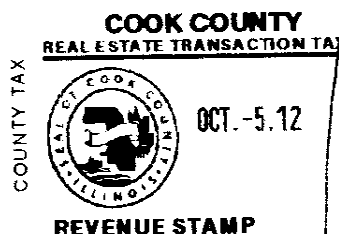
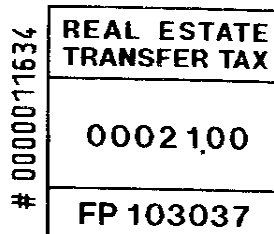
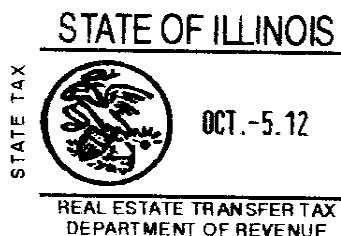
Seller's mailing address: 1901 W. BRAKER LANE #D200, AUSTIN, TX 78758  
 For tax year 2012 and after, send tax statements to Grantee at: 1901 W. BRAKER LANE #D200, AUSTIN, TX 78758

City of Chicago  
 Dept. of Finance  
**629189**

9/28/2012 10:59  
 dr00155



Real Estate  
 Transfer  
 Stamp  
**\$220.50**  
 Batch 5,336,726



# UNOFFICIAL COPY

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 or 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.