

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

PREPARED BY AND AFTER  
RECORDING RETURN TO:

Gary M. Vanek, Esq.  
200 W. Main Street  
St. Charles, IL 60174



Doc#: 1307244085 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2013 04:36 PM Pg: 1 of 5

SEND ALL FUTURE TAX BILLS TO THE  
GRANTEE AT THE ADDRESS SET FORTH  
BELOW:

FCB PROPERTIES, LLC –  
HAH91 CHICAGO SERIES, an Illinois  
Series Limited Liability Company  
165 S. Randall Road  
Elgin, IL 60123

**THIS SPECIAL WARRANTY DEED** is made as of the 14<sup>th</sup> day of January, 2013, by SKYMAX ENTERPRISES, LLC, 9110 HARPER, an Illinois Series Limited Liability Company, SKYMAX ENTERPRISES LLC, 516 91<sup>ST</sup> PLACE, an Illinois Series Limited Liability Company and TRAVIS J. BJORK (collectively the “Grantor”) to FCB PROPERTIES, LLC – HAH91 CHICAGO SERIES, an Illinois Series Limited Liability Company (the “Grantee”) having an address of 165 S. Randall Road, Elgin, IL 60123.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof, and Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Real Estate and hereby warrants the title to the Real Estate and will defend the same against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantor acknowledges that it is expressly intended and agreed that the liens and security interests granted by the Grantor to FIRST COMMUNITY BANK pursuant to the following Mortgage shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain separate, distinct and a continuing lien and security interest as therein provided:

Real Estate Mortgage dated December 19, 2008 made by SKYMAX ENTERPRISES LLC, 516 91<sup>ST</sup> PLACE, an Illinois Series Limited Liability Company recorded with the Recorder of Deeds of Cook County, Illinois on August 11, 2009 as Document No. 0922318019.

44810

1

# UNOFFICIAL COPY

Exempt under the provisions of 35ILCS 200/31-45(L) of the Real Estate Transfer Tax Act

1/17/13  
Date

Levy H. Vank  
Agent

**GRANTOR**  
SKYMAX ENTERPRISES, LLC, 9110 HARPER,  
an Illinois Series Limited Liability Company

By: Travis J. Bjork  
Travis J. Bjork, Manager

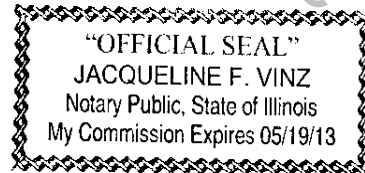
STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF Kane     )

I, Jacqueline F. Vinz, a notary public in and for the County and State  
aforesaid, do hereby certify that Travis J. Bjork, personally known to me to be the individual whose  
name is subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that he signed and delivered the said instrument as Manager of SKYMAX  
ENTERPRISES, LLC, 9110 HARPER, an Illinois Series Limited Liability Company as his free and  
voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of January, 2013.

My Commission expires: 5/19/13

Jacqueline F. Vinz  
Notary Public



# UNOFFICIAL COPY

**GRANTOR**

SKYMAX ENTERPRISES LLC, 516 91<sup>ST</sup> PLACE,  
an Illinois Series Limited Liability Company

By: Travis J. Bjork  
Travis J. Bjork, Manager

STATE OF ILLINOIS )  
) SS:  
COUNTY OF Kane )

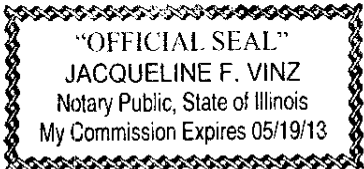
I, Jacqueline F. Vinz, a notary public in and for the County and State aforesaid, do hereby certify that Travis J. Bjork, personally known to me to be the individual whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as Manager of SKYMAX ENTERPRISES, LLC, 516 91<sup>ST</sup> PLACE, an Illinois Series Limited Liability Company as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of January, 2013.

My Commission expires:

5/19/13

Jacqueline F. Vinz  
Notary Public



**GRANTOR**

TRAVIS J. BJORK

Travis J. Bjork  
Travis J. Bjork

STATE OF ILLINOIS )  
) SS:  
COUNTY OF Kane )

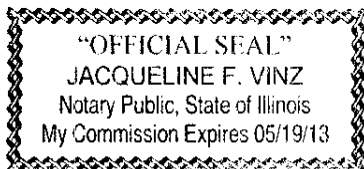
I, Jacqueline F. Vinz, a notary public in and for the County and State aforesaid, do hereby certify that Travis J. Bjork, personally known to me to be the individual whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of January, 2013.

My Commission expires:

5/19/13

Jacqueline F. Vinz  
Notary Public



# UNOFFICIAL COPY

## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

LOT 39 (EXCEPT THE EAST 13 FEET) AND ALL OF LOT 40 IN BLOCK 44 IN S.E. GROSS FOURTH ADDITION TO DAUPHIN PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALL OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD; ALSO THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD, ALL IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 25-03-401-026-0000

Commonly known as: 516 E. 91<sup>st</sup> Place, Chicago, Illinois 60619

City of Chicago  
Dept. of Finance

639126

9/13/2018 16:08

cr00158



Real Estate  
Transfer  
Stamp

\$0.00

Batch 6,056,128

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

The title exceptions disclosed on schedule B in Chicago Title Insurance Company Commitment No. 008880239 with an effective date of December 20, 2012.

Property of Cook County Clerk's Office