

UNOFFICIAL COPY



13020530

SPECIAL WARRANTY DEED

Doc#: 1310539001 Fee: \$64.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2013 08:52 AM Pg: 1 of 3

1/3

After Recording Mail to:

Krusha Patel
Pangea Real Estate
640 N La Salle Street, Suite 638
Chicago, IL 60654

Grantees Address and
send subsequent tax bills to:

PP Chicago 3, LLC
640 N. LaSalle, Suite 638
Chicago, IL 60654

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, is made this 22nd day of March, 2013, between **FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS II**, an Illinois limited liability company, created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **PP CHICAGO 3, LLC**, an Illinois limited liability company, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority granted by said limited liability company, by those presents does GRANT, SELL, CONVEY and WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of **COOK** and the State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT 'A'

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

P.I.N.: 13-28-315-005-0000 & 13-28-315-006-0000

ADDRESS: 2610-2618 N. Laramie, Chicago, Illinois 60639

REAL ESTATE TRANSFER

04/05/2013



CHICAGO: \$7,125.00
CTA: \$2,850.00
TOTAL: \$9,975.00

13-28-315-006-0000 | 20130301603992 | JHGMFM

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REAL ESTATE TRANSFER

04/15/2013



COOK \$475.00
ILLINOIS: \$950.00
TOTAL: \$1,425.00

13-28-315-006-0000 | 20130301603992 | GXJ3EU

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Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

Lots 27, 28, 29 and 30 in Hulbert Fullerton Avenue Highlands Subdivision No. 20, being a subdivision in the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 13-28-315-005-000 and 13-28-315-006-0000

Property Address: 2610-18 North Laramie, Chicago, IL 60639

Property of Cook County Clerk's Office