

# UNOFFICIAL COPY



Doc#: 1320450004 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/23/2013 10:21 AM Pg: 1 of 3

Prepared by and when recorded return to:  
Larry N. Woodard, Esq.

Miller, Canfield, Paddock and Stone, PLLC

225 W. Washington, Suite 2600

Chicago, IL 60606

PRIMARY TITLE SERVICES LLC  
8333 Gross Point Rd. #205  
Skokie, IL 60077

847-877-8833  
Send Subsequent Tax Bill to:

7322 Madison, LLC

1201 Edmar

Oak Park, IL 60302

## SPECIAL WARRANTY DEED

PTS-15277

VFC Properties 18 LLC, a Delaware limited liability company, whose address is c/o FirstCity Financial Services, 6400 Imperial Drive, Waco, TX 76712 ("Grantor"), sells and conveys to 7322 Madison, LLC, an Illinois limited liability company, whose address is 1201 Edmar, Oak Park, 60302 ("Grantee"), for such good and valuable consideration, in hand paid, does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate situated in the City of Forest Park, Cook County, Illinois (the "Property"):

See Exhibit A attached hereto and incorporated herein.

Permanent Real Estate Index No.: 15-13-205-032-1012

Address of Real Estate: 7324 Madison Unit XII, Forest Park IL

Grantor does covenant and agree that it has not willfully done or willfully suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, or any part thereof is or shall or may be charged or encumbered in title or estate, except as described in the attached Exhibit B (collectively, the "Permitted Exceptions") and except as to easements, encumbrances, and building and use restrictions of record.

[SIGNATURE APPEARS ON FOLLOWING PAGE.]

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IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be signed effective as of July 12, 2013.

**VFC PROPERTIES 18 LLC,**  
a Delaware limited liability company

By: Jeffrey R. Coupe

Name: JEFFREY R. COUPE

Its: SENIOR VICE PRESIDENT

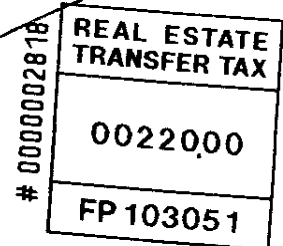
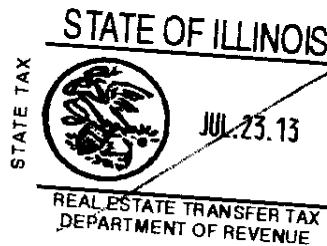
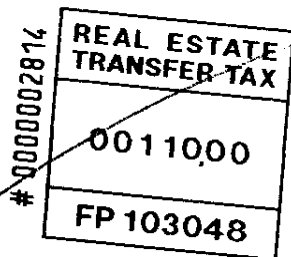
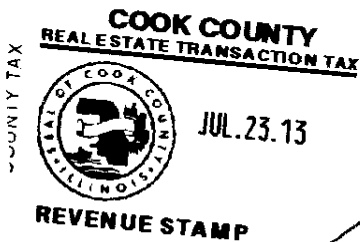
STATE OF TEXAS )  
) ss.  
McLean COUNTY )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2013 by Jeffrey R. Coupe Sr. Vice President of VFC Properties 18, LLC, a Delaware limited liability company, on behalf of the limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Angela Goette  
Notary Public

My term expires: 4/21/16



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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

Real estate located in the City of Forest Park, Cook County, Illinois, described more particularly as:

UNIT XII IN THE TUSCAN LOFTS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:  
LOT 5 IN BLOCK 3 IN CARNEY'S ADDITION TO HARLEM IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1889, IN BOOK 33, PAGE 43, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 2, 2006, AS DOCUMENT NUMBER 0612232091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 15-13-205-032-1012

Commonly known as: 7324 Madison Unit 12, Forest Park, IL

Property of Cook County Clerk's Office