



13232410430

Doc#: 1323241043 Fee: \$42.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 08/20/2013 10:18 AM Pg: 1 of 3

**WARRANTY DEED**

WARRANTY  
DEED

**THIS DEED**, made between FC-1 LLC, Series 2246 W. BELDEN, an Illinois limited liability company ("Grantor," whether one or more), and BARCO II, LLC, an Illinois limited liability company of 225 E. Deerpath Road, Suite 210, Lake Forest, Illinois 60045 ("Grantee" whether one or more). Grantor, for a valuable consideration, conveys to Grantee the following described real estate, in Cook County, State of Illinois ("Property") (if more space is needed, please attach addendum):

**Recording Area**

*See Legal Description attached hereto as Exhibit A*

**Name and Return Address & Mail Tax Bills to:**  
 BARCO II, LLC  
 225 East Deerpath Road, Suite 210  
 Lake Forest, Illinois 60045

**PIN# 14-31-104-023-0000**

**Parcel Identification Number (PIN)**

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances subject to Exhibit A (Permitted Exceptions).

This is not homestead property.  
 (is) or (is not)

Dated: August 15, 2013

**FC-1 LLC, SERIES 2246 W. BELDEN, an Illinois limited liability company**

*The property at 2246 W. Belden Ave., Chicago, IL 60647 is the only asset of FC-1 LLC, Series 2246 W. BELDEN and is being sold for the purpose of winding up business. The entity will not continue after the sale of the property.*

By: [Signature] (SEAL)  
 Charles T. Mudd, Sole Manager

**REAL ESTATE TRANSFER** 08/19/2013



**CHICAGO:** \$6,191.25  
**CTA:** \$2,476.50  
**TOTAL:** \$8,667.75

14-31-104-023-0000 | 20130801603973 | 17TWMS

**REAL ESTATE TRANSFER** 08/19/2013



**COOK** \$412.75  
**ILLINOIS:** \$825.50  
**TOTAL:** \$1,238.25

14-31-104-023-0000 | 20130801603973 | CDTJ9G

*8/16/13*

## UNOFFICIAL COPY

STATE OF ILLINOIS )

) ss.

COOK COUNTY )

Personally came before me on August 15,  
2013, the above-named Charles T. Mudd, Sole  
Manager of FC-1 LLC, SERIES 2246 W.  
BELDEN, an Illinois limited liability company  
to me known to be the person(s) who executed  
the foregoing instrument and acknowledged the  
same.

(SEAL)

Notary Public, State of Illinois

My Commission

(is permanent) or (expires: 8/16/16)

After Recording Return To:  
Attention: Daniel R. Bronson  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606

Prepared By:  
Joseph D. Palmisano  
Palmisano & Moltz  
19 South LaSalle Street, Suite 900  
Chicago, Illinois 60606



# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 48 AND THE WEST 6 FEET OF LOT 47 IN BLOCK 4 IN HOLSTEIN SUBDIVISION IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-31-104-023-0000

Common Address: 2246 West Belden Avenue, Chicago, Illinois 60647

SUBJECT TO, IF ANY: **Permitted Exceptions**; general real estate taxes for the 2013 and subsequent.

EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE TENANTS IN POSSESSION AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE TENANTS AS DISCLOSED BY ALTA STATEMENT AND RENT ROLL DATED AUGUST 15, 2013.