

UNOFFICIAL COPY



13232410470

Doc#: 1323241047 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2013 10:21 AM Pg: 1 of 4

WARRANTY DEED

WARRANTY DEED

WSA 44 & 165 (on yellow)

THIS DEED, made between FC-1 LLC, Series 1657 N. Halsted, an Illinois limited liability company ("Grantor," whether one or more), and BARCO III, 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 Bill to:
BARCO III, LLC
225 East Deerpath Road, Suite 210
Lake Forest, Illinois 60045

PIN# 14-33-313-083-0000
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 1657 N. HALSTED, an Illinois limited liability company

The property at 1657 N. Halsted St., Chicago, IL 60614 is the only asset of FC-1 LLC, Series 1657 N. Halsted 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: | \$7,781.25 |
| | CTA: | \$3,112.50 |
| | TOTAL: | \$10,893.75 |
| 14-33-313-083-0000 20130801603815 CTMZYY | | |

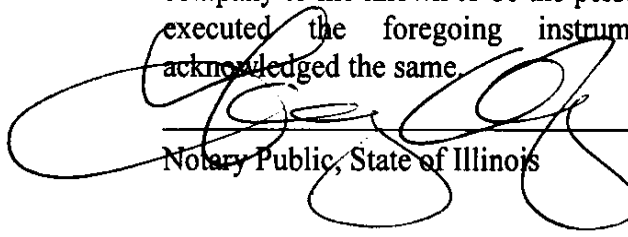
| REAL ESTATE TRANSFER | | 08/19/2013 |
|--|-----------|------------|
| | COOK: | \$518.75 |
| | ILLINOIS: | \$1,037.50 |
| | TOTAL: | \$1,556.25 |
| 14-33-313-083-0000 20130801603815 REYANN | | |

8-16-13

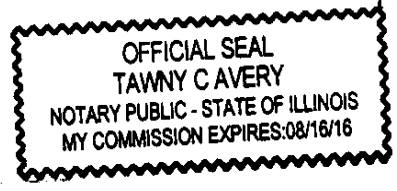
UNOFFICIAL COPY

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 1657 N. HALSTED, 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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 63 IN IRA SCOTT'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF BLOCK 1 IN SHEFFIELD ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-33-313-083-0000

Common Address: 1657 North Halsted Street, Chicago, Illinois 60614

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

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), AS SET FORTH IN THE DECLARATION OF EASEMENTS AND PARTY WALL RIGHTS RECORDED JULY 9, 1998 AS DOCUMENT NUMBER 98647873.

TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF AN ORDINANCE APPROVING THE URBAN RENEWAL PLAN AND FEASIBILITY OF RELOCATION FOR LINCOLN PARK PROJECT RECORDED APRIL 12, 1967 AS DOCUMENT 20107662 AS AMENDED BY DOCUMENT 20696306.

ENCROACHMENT OF THE STEPS FROM THE THREE STORY BRICK APARTMENT BUILDING NO. 1657 LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.67, AS SHOWN ON PLAT OF SURVEY NUMBER 13-407 PREPARED BY JENS K. DOE, DATED JULY 2, 2013.

ENCROACHMENT OF THE THREE STORY BRICK BUILDING LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.01 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 13-407 PREPARED BY JENS K. DOE, DATED JULY 2, 2013.

ENCROACHMENT OF THE FRAME RAILING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.42 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 13-407 PREPARED BY JENS K. DOE DATED JULY 2, 2013.

UNOFFICIAL COPY

ENCROACHMENT OF THE WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.17, AS SHOWN ON PLAT OF SURVEY NUMBER 13-407 PREPARED BY JENS K. DOE DATED JULY 2, 2013.

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.

Property of Cook County Clerk's Office