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Doc#: 1323241051 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2013 10:25 AM Pg: 1 of 4

WARRANTY DEED

WARRANTY DEED

W SA 44666.10742 UNB

THIS DEED, made between FC-1 LLC, Series 1653 N. Halsted, an Illinois limited liability company ("Grantor," whether one or more), and BARCO IV, 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 IV, LLC
225 East Deerpath Road, Suite 210
Lake Forest, Illinois 60045

PIN# 14-33-313-019-0000
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 1653 N. HALSTED, an Illinois limited liability company

The property at 1653 N. Halsted St., Chicago, IL 60614 is the only asset of FC-1 LLC, Series 1653 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:  (SEAL)
Charles T. Mudd, Sole Manager

REAL ESTATE TRANSFER		08/19/2013	
	COOK		\$589.50
	ILLINOIS:		\$1,179.00
	TOTAL:		\$1,768.50

14-33-313-019-0000 | 20130801603857 | XRCM5R

REAL ESTATE TRANSFER		08/19/2013	
	CHICAGO:		\$8,842.50
	CTA:		\$3,537.00
	TOTAL:		\$12,379.50

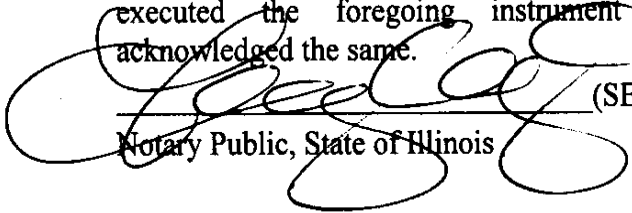
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Box 334 8-16-13

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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 1653 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

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 61 IN SCOTT'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-33-313-019-0000

Common Address: 1653 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 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. 1653 LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND SOUTH AND ADJOINING BY APPROXIMATELY 0.91 FEET AND 0.24 FEET, RESPECTIVELY, AS SHOWN ON PLAT OF SURVEY NUMBER 13-0406 PREPARED BY JENS K. DOE, DATED JULY 2, 2013.

ENCROACHMENT OF THE STEPS FROM THE ONE AND A HALF STORY FRAME BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 13-0406 PREPARED JENS K. DOE, DATED JULY 2, 2013.

ENCROACHMENT OF THE CONCRETE FROM A ONE AND A HALF STORY FRAME BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 2.10 FEET AS SHOWN ON PLAT OF SURVEY NUMBER 13-0406 PREPARED BY JENS K. DOE, DATED JULY 2, 2013.

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ENCROACHMENT OF THE THREE STORY BRICK BUILDING LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.10 FEET AT THE GREATEST POINT, AS SHOWN ON PLAT OF SURVEY NUMBER 13-0406 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