

# UNOFFICIAL COPY

Prepared by:  
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Doc#: 1323504011 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/23/2013 08:24 AM Pg: 1 of 4

Send Subsequent Tax Bill to:  
Paladium Investments, LLLP  
6501 E. Greenway Parkway 103-418  
Scottsdale, AZ 85254-0000

## SPECIAL WARRANTY DEED

VFC Properties <sup>10</sup> 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 Paladium Investments, LLLP, an Arizona limited liability partnership, whose address is 6501 E. Greenway Parkway 103-418, Scottsdale, AZ 85254-0000 ("Grantee"), for such good and valuable consideration, in hand paid, does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee and to their heirs and assigns, FOREVER, all the following described real estate situated in the City of Chicago, Cook County, Illinois (the "Property"):



See Exhibit A attached hereto and incorporated herein.

Permanent Real Estate Index No.: 20-24-325-012-0000 and 20-24-325-013-0000


Address of Real Estate: 7037-7039 S. East End Avenue, Chicago, IL 60649

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.]

| REAL ESTATE TRANSFER   | 08/05/2013 |
|--|------------|
|  <b>COOK</b>      | \$105.00   |
|  <b>ILLINOIS:</b> | \$210.00   |
| <b>TOTAL:</b>  | \$315.00   |

20-24-325-012-0000 | 20130701609628 | YLWJX2

| REAL ESTATE TRANSFER  | 08/05/2013 |
|---|------------|
|  <b>CHICAGO:</b> | \$1,575.00 |
| <b>CTA:</b>   | \$630.00   |
| <b>TOTAL:</b>   | \$2,205.00 |

20-24-325-012-0000 | 20130701609628 | TMFPA8

Box 400-CTCC

8934118-Tms (141)

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IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be signed effective as of AUGUST 2<sup>ND</sup>, 2013.

**VFC PROPERTIES 10 LLC,**  
**a Delaware limited liability company**

By: Jeffrey R. Coupe

Name: JEFFREY R. COUPE

Its: SENIOR VICE PRESIDENT

STATE OF TEXAS                     )  
  ) ss.  
COUNTY OF McLENNAN         )

The foregoing instrument was acknowledged before me this 2 day of August, 2013 by Jeffrey R. Coupe the Senior Vice President of VFC Properties 10, 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.



Ginny May O'Brien  
Notary Public

My term expires: \_\_\_\_\_

*After Recording  
Return to:  
Marty Deroin  
210 S. Clark St.  
Suite 2025  
Chicago, IL 60603*

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

Real estate (and improvements thereon) located in Chicago, Cook County, Illinois, described more particularly as:

Lot 17 in Block 1 in Cronkite, Clarkson and Boyd's Subdivision of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 20-24-325-012-0000 and 20-24-325-013-0000

Commonly known as: 7037-7039 S. East End Avenue, Chicago, IL **60649**

Property of Cook County Clerk's Office

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

1. Real estate taxes and assessments and sewer and water charges not yet due and payable (subject to proration as provided for in the Agreement).
2. Easements and rights of way for utilities servicing the Premises.
3. Facts that could be disclosed by an accurate survey of the Premises, whether or not a survey is obtained. This Permitted Encumbrance does not obligate Grantor to provide a survey of the Premises.
4. Rights, public and private, in and to roads or alleyways abutting or adjoining the Premises.
5. Rights, restrictions and matters of record which do not materially adversely affect Grantee's intended use of the Premises; however, all matters of record shall be a Permitted Encumbrance for purposes of the Deed.
6. Other covenants, reservations and restrictions of record provided that none of the same materially adversely affect the use of the Premises as zoned on the date of this Agreement however, all matters of record shall be a Permitted Encumbrance for purposes of the Deed.
7. All items listed on any Schedule B, B-I and/or B-II of any title insurance commitment and/or policy previously delivered by Grantor to Grantee.
8. Any municipal liens affecting the Premises.
9. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or overlapping of improvements.
10. The standard printed exceptions in any title commitment or policy to be provided regarding the Assets.
11. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; subsequent taxes and assessments by any taxing authority for prior years and the current year due to change in land usage, ownership or valuation, or because of improvements not assessed or wader assessed for a previous tax year and/or the current year; and prior years taxes not paid at Closing (proration final -as provided in Section 7(a) of the Real Estate Purchase Agreement).
12. Rights of tenants or parties in possession including those claiming under any unrecorded rental or lease agreements.