

UNOFFICIAL COPY

9-18
GIT

SPECIAL

WARRANTY DEED

40009690 1/2

THE GRANTOR, *VB Investment Partners, LLC*,

an Illinois limited liability company
duly authorized to transact business in the
State of Illinois, for and in consideration of
the sum of TEN AND 00/100 DOLLARS
(\$10.00) and other good and valuable
considerations in hand paid and pursuant
to authority given by the Managers of said
Company, CONVEYS AND WARRANTS

to *Duane A. Petty and Athena T. Taite, husband and wife*, of the City of Chicago, County of
Cook, State of Illinois, not as joint tenants and not as tenants in common, but as *tenants by the
entirety*, all interest in the following described real estate situated in the County of Cook, in the
State of Illinois, to wit:

**Units 802 and P-145 together with its undivided percentage interest in the common
elements in VB 1224 Lofts Condominium as delineated and defined in the Declaration
recorded as Document No. 0710015038, as amended from time to time, in the Northeast 1/4
of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook
County, Illinois.**

Together with all and singular the hereditaments and appurtenances thereunto belonging,
or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,
issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of
the party of the first part, either in law or equity, or, in and to the above described, with the
appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the
Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the
premises are, or may be, in any manner encumbered or charged, except as herein recited; and that
it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by,
through or under it, subject to: Covenants, conditions and restrictions of record, public and
utility easements, acts done by or suffered through Buyer, all special governmental taxes and
assessments confirmed and unconfirmed, condominium declaration and by-laws, if any, and
general real estate taxes not yet due and payable at the time of closing.

Permanent Index Nos.: 17-17-117-045-1242 (Unit 802); 17-17-117-045-1181 (P-145)

Property Address: 1224 West Van Buren^{Street}, Unit 802 and P145, Chicago, Illinois 60607



13263570510

Doc#: 1326357051 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/20/2013 10:48 AM Pg: 1 of 2

REAL ESTATE TRANSFER 09/09/2013



CHICAGO: \$1,950.00
CTA: \$780.00
TOTAL: \$2,730.00

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REAL ESTATE TRANSFER 09/09/2013



COOK \$130.00
ILLINOIS: \$260.00
TOTAL: \$390.00

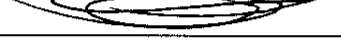
17-17-117-045-1242 | 20130901600906 | T94QB2

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, Member, this ~~5th~~ day of ~~July~~ 2013.

6th Sept.

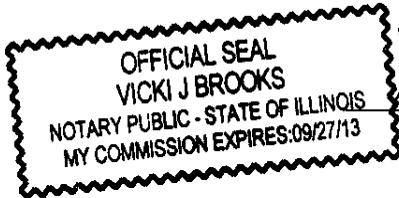
VB Investment Partners, LLC,
an Illinois limited liability company

By: 
James M. Engel, Member

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT James M. Engel, personally known to me to be the Member of VB Investment Partners, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Member, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this *6th* day of *Sept.* ~~5th~~, 2013.



Vicki J Brooks
Notary Public

My commission expires on _____, 20____.

This instrument was prepared by: VB Investment Partners, LLC, 910 West Van Buren, PMB#403, Chicago, Illinois 60607

~~Mail to:~~ SEND SUBSEQUENT TAX BILLS TO:
ATHENA TAITE & DUANE PETY
1224 W. VAN BUREN
UNIT 802
CHICAGO IL 60607

MAIL TO:
~~Send subsequent tax bills to:~~
COLYER LAW GROUP, PC
55 W WACKER
14TH FLOOR
CHICAGO IL 60601