

UNOFFICIAL COPY



Doc#: 1329842138 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/25/2013 12:31 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, FCBT Holdings, LLC Series FC PAD Holdings I, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and having its principal place of business at 1145 N. Arlington Heights Rd., Itasca, Illinois, and pursuant to authority given by the Illinois Limited Liability Act, its Operating Agreement and its sole member, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby specially grants, conveys, warrants, remises, releases, aliens and sells to the GRANTEE, Craig Callahan, of 2346 W. Roscoe, #3, Chicago, IL, that certain real property situated in the County of Cook, State of Illinois described on **Exhibit A** attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to such Property, 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 Grantor in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees to and with the Grantee, his heirs, successors and assigns, that, except for the Permitted Exceptions described on **Exhibit B** attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

In Witness Whereof, said Grantor has caused its company name to be signed to these presents by its sole member this 18 day of October, 2013.

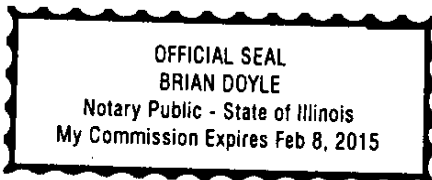
FCBT Holdings, LLC Series FC PAD Holdings I

By: Northbrook Bank and Trust Company
Its Sole Member

By: Irene Calzadilla
Irene Calzadilla
Its Assistant Vice-President

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Irene Calzadilla, Assistant Vice-President of Northbrook Bank & Trust Company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said company as sole member of FCBT Holdings, LLC Series FC PAD Holdings I, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of October, 2013.



[Signature]
Notary Public

S Y
P 2
S N
SC Y
INT Y

EX 333-CP

CTI 201356412/BT8303745 AH 1081

UNOFFICIAL COPY**EXHIBIT "A"**

Legal Description

LOTS 9, 10, 11 AND 12 IN BLOCK 1 IN MARY SMITH'S RESUBDIVISION OF GILLIAM'S SUBDIVISION OF LOT 3 IN THE PARTITION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-12-426-022-0000

Property Address: Vacant Land 2652 W. Madison St.
Chicago, IL 60612

EXHIBIT "B"
PERMITTED EXCEPTIONS

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

REAL ESTATE TRANSFER 10/21/2013

CHICAGO:	\$453.75
CTA:	\$187.50
TOTAL:	\$635.25

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REAL ESTATE TRANSFER 10/21/2013

COOK	\$30.25
ILLINOIS:	\$60.50
TOTAL:	\$90.75

16-12-426-022-0000 | 20130501603381 | 99ZYLP

MAIL TO:

Craig Callahan
2348 W. Roscoe, #3
Chicago, IL 60618

MAIL SUBSEQUENT TAX BILLS TO:

Craig Callahan
2348 W. Roscoe, #3
Chicago, IL 60618