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1403712059

PREPARED BY:

Flamm Teibloom & Stanko, Ltd.
20 N. Clark Street, #2200
Chicago, IL 60602

Doc#: 1403712059 Fee: \$40.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/06/2014 04:53 PM Pg: 1 of 2

MAIL TAX BILL TO:

Chicago Title Land Trust Company, UTA dated May
18, 2011 with Trust No. 11-12333
P.O. BOX 513
Hinsdale, IL 60522-0513

MAIL RECORDED DEED TO:

Chicago Title Land Trust Company, UTA dated May
18, 2011 with Trust No. 11-12333
P.O. BOX 513
Hinsdale, IL 60522-0513

**SPECIAL WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL
(Illinois)**

THE GRANTOR(S), SGCP Properties, LLC, Series C, a Delaware Liability Company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Chicago Title Land Trust Company, UTA dated May 18, 2011 with Trust No. 11-12333, P.O. BOX 513, Hinsdale, IL, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

The North 5 feet of Lot 10, all of Lot 9 and the South 3 feet 4-1/8 inches of Lot 8 in Block 1 in Arnold's Subdivision of Block 5 (except Railroad) in Carolin's Subdivision of the West 1/2 of the Southeast 1/4 of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

And the party of the first part, for itself and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, it WILL WARRANT AND DEFEND, subject to real estate taxes for 2012 and subsequent years and items of record:

Permanent Tax Number: 20-25-419-021-0000

Commonly known as: 7722 S. Paxton Avenue, Chicago, IL 60649



In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 22nd day of JANUARY, 2014.

SGCP Properties, LLC, Series C


By

Matthew A. Flamm, Manager

Chicago Title Guaranty Fund, Inc.
100 W. Jackson Dr., STE 2400
Chicago, IL 60606-4650

REAL ESTATE TRANSFER		01/23/2014
	COOK	\$26.00
	ILLINOIS:	\$52.00
	TOTAL:	\$78.00

20-25-419-021-0000 | 20140101603525 | G99FG4

REAL ESTATE TRANSFER		01/23/2014
	CHICAGO:	\$390.00
	CTA:	\$156.00
	TOTAL:	\$546.00

20-25-419-021-0000 | 20140101603525 | 0WYKLF

SE IN: IL
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STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew A. Flamm, personally known to me to be the Manager of SGCP Properties, LLC, Series C, a Delaware Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Manager, 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 22 day of January, 2014



Mary Catena
Notary Public

My commission expires: July 31, 2017

Exempt under the provisions of paragraph _____