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Acquest Title Services, LLC

14040076

SPECIAL WARRANTY DEED

After Recording Mail to:

Michael J. Gunderson
Gunderson & Tharp, LLC
308 W. Erie Street, Suite 300
Chicago, IL 60654



Doc#: 1414256066 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2014 09:28 AM Pg: 1 of 3

Grantees Address and
send subsequent tax bills to:

c/o Curt Bettiker
325 W. Huron, Suite 230
Chicago, IL 60654

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, is made this 2nd day of May, 2014, between **FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS II**, an Illinois limited liability company, created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part ("Grantor"), and **Seven Knots, LLC**, a Montana limited liability company, party of the second part ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority granted by said limited liability company, by these presents does GRANT, SELL, CONVEY and WARRANT unto the Grantee, and to its heirs and assigns, FOREVER, by, through and under Grantor, only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

P.I.N.s: 16-13-200-017-0000

Property Address: 2756 West Monroe, Chicago, IL 60612

REAL ESTATE TRANSFER	05/16/2014
COOK	\$44.75
ILLINOIS:	\$89.50
TOTAL:	\$134.25



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[Signature Page to Special Warranty Deed]

Address: 2756 West Monroe, Chicago, Illinois 60612
PIN: 16-13-200-017-0000

IN WITNESS WHEREOF, the undersigned has executed and delivered this Special Warranty Deed, effective as of the date set forth above.

FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS II

By: Northbrook Bank & Trust Company
Its: Member

By: Irene Calzadilla
Name: Irene Calzadilla
Its: AVP

REAL ESTATE TRANSFER 05/16/2014



CHICAGO: \$671.25
CTA: \$268.50
TOTAL: \$939.75

16-13-200-017-0000 | 20140401605670 | 6DN94K

State of Illinois)
County of Cook) SS

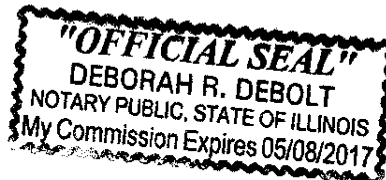
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Irene Calzadilla as Assistant Vice President of Northbrook Bank & Trust Company, Member of FCBT Holdings, LLC, Series FC PAD Holdings II, an Illinois limited liability company, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Assistant Vice President she signed, sealed and delivered the said instrument, pursuant to authority given by said Company, as her free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of May, 2014

Deborah R. Debolt
Notary Public

This instrument was prepared by:

Flores & Mihevc, LLC
707 Lake Cook Road, Suite 220
Deerfield, IL 60015



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Exhibit "A"
LEGAL DESCRIPTION OF PROPERTY

LOT 20 IN REED'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 IN ROCKWELL'S ADDITION CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2756 West Monroe, Chicago, Illinois 60612
PIN: 16-13-200-017-0000

Property of Cook County Clerk's Office