

Acquest Title Services, LLC

SPECIAL WARRANTY DEED



After Recording Mail to:

Juan M. Soliz
Juan M. Soliz & Associates
3203 S. Pulaski Road
Chicago, IL 60623

Doc#: 1414256070 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2014 09:30 AM Pg: 1 of 3

Grantees Address and
send subsequent tax bills to:

2108 West 25th Street
Chicago, IL 60608

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, is made this 9th day of May, 2014, between **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 United States of America and duly authorized to transact business in the State of Illinois, party of the first part ("Grantor"), and **JOSE CARLOS and HENRY BERMEO** as TENANTS IN COMMON, party of the second part (collectively, "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: 16-12-330-040-0000

Property Address: 2924 W. Madison, Chicago, IL 60612

REAL ESTATE TRANSFER	05/16/2014
 COOK	\$3.25
 ILLINOIS:	\$6.50
TOTAL:	\$9.75

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UNOFFICIAL COPY

[Signature Page to Special Warranty Deed]

P.I.N.s: 16-12-330-040-0000

Property Address: 2924 W. Madison, Chicago, IL 60612

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 I

By: Northbrook Bank & Trust Company
Its: Member

By: *Irene Calzadilla*
Name: Irene Calzadilla
Its: Assistant Vice President

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 I, 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 9th day of May, 2014.

Deborah R. Debolt
Notary Public



This instrument was prepared by:
Grette Flores
Flores & Mihevc, LLC
707 Lake Cook Road, Suite 220
Deerfield, IL 60015

REAL ESTATE TRANSFER 05/16/2014



CHICAGO: \$48.75
CTA: \$19.50
TOTAL: \$68.25

UNOFFICIAL COPY

Exhibit "A"
LEGAL DESCRIPTION OF PROPERTY

LOT 13 IN THE SUBDIVISION OF LOTS 52 TO 68 INCLUSIVE IN SAMUEL H. WHEELERS
SUBDIVISION OF BLOCK 27 IN LEE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION
12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Address: 2924 W. Madison, Chicago, Illinois 60612
PIN: 16-12-330-040-0000

Property of Cook County Clerk's Office