

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made November 18, 2014, between VCP OPPORTUNITY FUND, LLC, SERIES 2-7900 PAXTON, 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 ("Grantor"), whose address is P.O. Box 304729, Chicago, IL 60680, and 7900 S PAXTON LLC, an Illinois limited liability company ("Grantee"), whose address is P.O. Box 2672, Chicago, IL 60690.



Doc#: 1432810050 Fee: \$44.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 11/24/2014 10:46 AM Pg: 1 of 4

*This space reserved for Recorder's use only.*

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof, whose common address is also shown on Exhibit A attached hereto.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

**TO HAVE AND TO HOLD** the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit B attached hereto.

[Signature page follows]

Y  
 S  
 P  
 S  
 SC  
 INT

Box 400-CTCC

8975733 ES20PA 10F1

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

**Prepared By:**  
Kathryn Hamilton Fink  
Attorney at Law  
558 Provident Ave.  
Winnetka, IL 60093

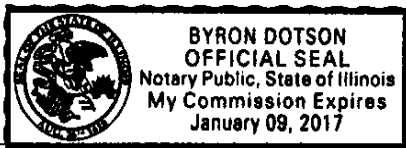
**VCP OPPORTUNITY FUND, LLC, SERIES 2-7900 PAXTON**, an Illinois limited liability company

By: [Signature]  
Name: John J. Paxton  
Its: MANAGER

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 John J. Paxton, personally known to me to be the MANAGER of VCP OPPORTUNITY FUND, LLC, SERIES 2-7900 PAXTON, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 18 day of November, 2014



[Signature]  
Notary Public

**After Recording Send Deed To:**  
7900 S PAXTON LLC  
~~P.O. Box 2672~~ Roberts McElmney  
~~Chicago, IL 60690~~ Zagor LLC  
55 W. Monroe St  
Suite 700  
Chicago, IL 60603

**Send Subsequent Tax Bills to:**  
7900 S PAXTON LLC  
P.O. Box 2672  
Chicago, IL 60690

| REAL ESTATE TRANSFER TAX |           | 19-Nov-2014 |
|--------------------------|-----------|-------------|
|                          | COUNTY:   | 350.00      |
|                          | ILLINOIS: | 700.00      |
|                          | TOTAL:    | 1,050.00    |

| REAL ESTATE TRANSFER TAX |          | 19-Nov-2014 |
|--------------------------|----------|-------------|
|                          | CHICAGO: | 5,250.00    |
|                          | CTA:     | 2,100.00    |
|                          | TOTAL:   | 7,350.00    |

20-36-203-003-0000 | 20141101645777 | 0-823-612-032

20-36-203-003-0000 | 20141101645777 | 0-114-578-048

# UNOFFICIAL COPY

**EXHIBIT A**  
**LEGAL DESCRIPTION:**

PIN:                   20-36-203-003-0000  
                          20-36-203-004-0000  
                          20-36-203-005-0000

Common address:   7900 S. Paxton Ave., Chicago, IL 60617

LOTS 1 THROUGH 6 BOTH INCLUSIVE, IN BLOCK 1 IN ACKLEY AND HARROUN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 33 FEET, THE WEST 33 FEET, THE SOUTH 33 FEET AND THE NORTH 33 FEET TAKEN FOR STREETS), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### SUBJECT TO:

1. GENERAL REAL ESTATE TAXES FOR 2014 AND SUBSEQUENT YEARS.
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD WHICH ARE REVIEWED AND APPROVED BY GRANTEE.
3. ALL ACTS AND OMISSIONS OF THE GRANTEE AND JABEZ CAPITAL MANAGEMENT LLC AND THOSE CLAIMING BY, THROUGH AND UNDER EITHER OF THEM.

*KAF* 4. Existing unrecorded leases.

Property of Cook County Clerk's Office