

# UNOFFICIAL COPY

071-56174-7748ADIND  
**SPECIAL  
WARRANTY DEED**

THE GRANTOR, **Banco Popular North America**, of the County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY and SELL to **CCP FAIRFIELD, LLC, an Illinois limited liability company**, whose address is 3543 N. Pulaski, Chicago, IL 60641 ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:




Doc#: 1500618007 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/06/2015 09:27 AM Pg: 1 of 3

See the Legal Description attached hereto and made a part hereof as "Exhibit A"



Property Address: 1840-54 S. Fairfield, Chicago, IL 60608

Subject to: the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due and payable at the time of Closing."

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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, either in law or equity, of, in and to the Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and its successor and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or under Grantor.

REAL ESTATE TRANSFER TAX		31-Dec-2014
	CHICAGO:	3,487.50
	CTA:	1,395.00
	TOTAL:	4,882.50

16-24-407-034-0000 | 20141201654861 | 0-692-640-384

REAL ESTATE TRANSFER TAX		31-Dec-2014
	COUNTY:	232.50
	ILLINOIS:	465.00
	TOTAL:	697.50

16-24-407-034-0000 | 20141201654861 | 0-627-456-640

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 26<sup>th</sup> day of December, 2014.

BANCO POPULAR NORTH AMERICA

By: Elizabeth Barca

Name: Elizabeth Barca

Its: Assistant Vice President

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that ELIZABETH BARCA AVP IS personally known to me to be the of Banco Popular North America and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such \_\_\_\_\_ he/she signed and delivered the said instrument, pursuant to authority given to him/her by Banco Popular North America, as his/her free and voluntary act, and as the free and voluntary act and deed of said Banco Popular North America, for the uses and purposes therein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of December, 2014.

Victoria L Carpenter  
NOTARY PUBLIC



After recording mail to:

Jay E. Presser, Esq.  
Schoenberg, Finkel, Newman & Rosenberg  
222 S. Riverside Plaza, Suite 2100  
Chicago, IL 60606

Prepared by:

Law Offices of Kulas & Kulas, P.C.  
Paul J. Kulas  
2329 W. Chicago Ave  
Chicago, IL 60622

Send subsequent tax bills to:

Crosstown Capital Partners, LLC  
3543 N. Pulaski  
Chicago, IL 60641

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

LOTS 29, 30, 31, 32 AND 33 IN BLOCK 4 IN MCMAHON'S SUBDIVISION OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 27 AND 28 (EXCEPT THE NORTH 9 FEET 2 INCHES OF LOT 28) AND LOTS 25 AND 26 (EXCEPT THEREOF PORTIONS TAKEN FOR THE STREET) IN BLOCK 4 IN MCMAHON'S SUBDIVISION OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #'S:      16-24-407-034-0000  
                  16-24-407-035-0000  
                  16-24-407-036-0000  
                  16-24-407-037-0000  
                  16-24-407-038-0000  
                  16-24-407-047-0000

Property of Cook County Clerk's Office