



Doc#: 1500935003 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/09/2015 09:16 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made December 29, 2014, between VCP OPPORTUNITY FUND II, LLC, 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 823 W. Superior St., Unit C, Chicago, IL 60642, and FTS VENTURES LLC, an Illinois limited liability company ("Grantee"), whose address is 6118 Roosevelt, Unit b, Oak Park, IL 60204.

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 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]

Box 400-CTCC

S
Y
P
4
S
N
SC
INT

1 OF 2

ESZOPA

8976734

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

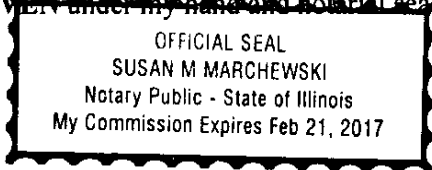
VCP OPPORTUNITY FUND II, LLC,
an Illinois limited liability company
BY VILLA CAPITAL MANAGERS LLC,
an Illinois limited liability company, Its Manager
BY VILLA CAPITAL PROPERTIES I, INC.,
an Illinois corporation, Its Manager

By [Signature]
Name: John J. Pabone
Title: President

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. PABONE, personally known to me to be the PRESIDENT of **VILLA CAPITAL PROPERTIES I, INC.**, an Illinois corporation, 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 22 day of December, 2014



[Signature]
Notary Public

After Recording Send Deed To:
Mr. Chad M. Poznansky
Clark Hill
150 N. Michigan Ave, Suite 2700
Chicago, IL 60601

Send Subsequent Tax Bills to:
FTS VENTURES LLC
6118 Roosevelt, Unit b
Oak Park, IL 60304

REAL ESTATE TRANSFER TAX		30-Dec-2014
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00

25-01-202-049-0000 | 20141201653297 | 1-585-764-992

REAL ESTATE TRANSFER TAX		30-Dec-2014
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00

25-01-202-049-0000 | 20141201653297 | 1-517-566-592

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION:

PIN: 25-01-202-049-0000

Common address: 8701 S. Clyde Ave., Chicago, IL 60617

LOTS 9 AND 10 IN BLOCK 2 IN SOUTH SHORE GARDENS, A SUBDIVISION IN THE
NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, 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, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.
3. PUBLIC AND UTILITY EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.
4. EXISTING LEASES.
5. SPECIAL GOVERNMENTAL TAXES AND ASSESSMENTS, IF ANY, CONFIRMED AND UNCONFIRMED.
6. ENCROACHMENT OF OVERHANG AS SHOWN ON THE PLAT OF SURVEY DATED DECEMBER 16, 2014 PREPARED BY PREFERRED SURVEY, INC.
7. ACTS DONE BY OR SUFFERED THROUGH THE GRANTEE.

Property of Cook County Clerk's Office