

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Illinois)



Doc#: 1501329038 Fee: \$58.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2015 10:42 AM Pg: 1 of 7

THIS AGREEMENT, made this 16<sup>th</sup> day of December 2014, between FCBT Holdings, LLC Series FC PAD Holdings I, party of the first part, and Southside, LLC party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00), Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT A

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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or in claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the permitted exceptions on the attached Exhibit B.

Permanent Real Estate number(s): See attached Exhibit A

Address(es) of real estate: See attached Exhibit A

# 8976152 AP 16 of 20

### REAL ESTATE TRANSFER TAX



13-Jan-2015  
COUNTY: 26.50  
ILLINOIS: 53.00  
TOTAL: 79.50

20-21-119-017-0000 | 20141101647199 | 1-772-471-936

### REAL ESTATE TRANSFER TAX

13-Jan-2015



CHICAGO: 397.50  
CTA: 159.00  
TOTAL: 556.50

20-21-119-017-0000 | 20141101647199 | 0-615-368-320

# UNOFFICIAL COPY

Chicago Vacant Lots (46), Chicago, IL (1)

IN WITNESS WHEREOF, said party of the first part has caused has caused its name to be signed to these presents the day and year first above written.

FCBT Holdings, LLC, Series FC PAD Holdings I,  
an Illinois limited liability company  
By: Northbrook Bank & Trust Company

*Irene Calzadilla*  
By: Irene Calzadilla  
Its: AVP/Managed Assets Division

This instrument was prepared by Stephen M. Alderman, Garfield & Merel, Ltd., 180 N. Stetson Avenue, #1300, Chicago, IL 60601, (312) 288-0103.

STATE OF ILLINOIS     )  
                                  ) SS.:  
COUNTY OF COOK     )



I, NATASA MILICIC the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IRENE CALZADILLA 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 he/she signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22<sup>nd</sup> day of DECEMBER, 2014.

Commission expires 10/10, 2016 *Natasa Milicic*  
NOTARY PUBLIC

MAIL TO:

PO Box 25487  
ATTN: DALE BERNARDS / SOUTHSIDE LLC  
PORTLAND, OR 97298

SEND SUBSEQUENT TAX BILLS TO:

PO Box 25487  
ATTN: DALE BERNARDS / SOUTHSIDE LLC  
PORTLAND, OR 97298

**UNOFFICIAL COPY**542 W 65<sup>TH</sup> PLACE, CHICAGO, 60621

20-21-119-017-0000

Chicago Vacant Lots (46), Chicago, IL (1)

**EXHIBIT A  
LEGAL DESCRIPTIONS, PINS & ADDRESSES****PARCEL A:**

LOT 13 IN GLICK'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-08-122-038-0000

Commonly known as: 1328 W. 50<sup>th</sup> Street, Chicago IL 60609**PARCEL F:**

LOT 18 IN AVERY'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-08-123-013-0000

Commonly known as: 1229 W. 49<sup>th</sup> Street, Chicago, IL 60609**PARCEL G:**

LOT 11 IN BLOCK 4 IN LIBRARY SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-08-218-029-0000

Commonly known as: 944 W. 50<sup>th</sup> Street, Chicago, IL 60609**PARCEL H:**

LOT 36 IN BLOCK 4, IN LIBRARY SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-08-218-021-0000

Commonly known as: 917 W. 50<sup>th</sup> Place, Chicago, IL 60609**PARCEL I:**

LOT 23 IN BLOCK 4 IN LIBRARY SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PIN: 20-08-218-041-0000

Commonly known as: 914 W. 50<sup>th</sup> Place, Chicago, IL 60609**PARCEL J:**

LOT 161 IN FOWLER'S RESUBDIVISION OF PART OF THE SOUTH SIDE HOMESTEAD ASSOCIATION ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PIN: 20-09-107-016-0000

Commonly known as: 735 W. 48<sup>th</sup> Place, Chicago, IL 60609

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Chicago Vacant Lots (46), Chicago, IL (1)

PARCEL K:

LOT 273 IN FOWLER'S RESUBDIVISION OF PART OF THE SOUTH SIDE HOMESTEAD ASSOCIATION ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PIN: 20-09-106-001-0000

Commonly known as: 4801 S. Union, Chicago, IL 60609

PARCEL L:

LOT 345 IN FOWLER'S RESUBDIVISION OF PART OF THE SOUTH SIDE HOMESTEAD ASSOCIATION ADDITION IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1886 AS DOCUMENT NUMBER 717779 IN BOOK 22 OF PLATS PAGE 34 IN COOK COUNTY, ILLINOIS.

PIN: 20-09-101-025-0000

Commonly known as: 4723 S. Union, Chicago, IL 60609

PARCEL M:

LOT 26 IN BLOCK 9 IN VAN H. HIGGINS' SUBDIVISION OF THE 25 ACRES SOUTH OF AND ADJOINING THE NORTH 60 ACRES OF THE SOUTHEAST OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-04-414-007-0000

Commonly known as: 4445 S. Stewart, Chicago, IL 60609

PARCEL N:

LOT 11 IN BLOCK 8 IN VAN H. HIGGINS' SUBDIVISION OF THE 25 ACRES SOUTH OF AND ADJOINING THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-04-415-027-0000


Commonly known as: 4454 S. Princeton, Chicago, IL 60609

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Chicago Vacant Lots (46), Chicago, IL (1)

EXHIBIT B  
PERMITTED EXCEPTIONS

Property of Cook County Clerk's Office



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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008976152 - D2

## EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES THAT ARISE BY REASON OF:

## GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
- (4) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- K 6. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.30 TO 0.32 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 0453454 PREPARED BY PREFERRED SURVEY, INC. DATED SEPTEMBER 16, 2004.  
  
(AFFECTS PARCEL I)
- L 7. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY .4 FEET AND BY THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING AND EAST AND ADJOINING, AS SHOWN ON PLAT OF SURVEY NUMBER 0453452 PREPARED BY PREFERRED SURVEY, INC. DATED SEPTEMBER 9, 2004.  
  
(AFFECTS PARCEL H)
- M 8. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED AUGUST 16, 1946 AS DOCUMENT NO. 13871782 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.  
  
(AFFECTS PARCEL M)
- N 9. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED

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CHICAGO TITLE INSURANCE COMPANY

**OWNER'S POLICY (2006)****SCHEDULE B**

POLICY NUMBER: 1401-008976152-D2

**EXCEPTIONS FROM COVERAGE (CONTINUED)**

AUGUST 16, 1946 AS DOCUMENT NO. 13871783 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL N)

- 0 10. EASEMENT ON AND OVER THE SOUTH 3 FEET OF LOT 50 FOR LIGHT AND PASSAGEWAY CREATED BY INSTRUMENT MADE BY FELIX KUZEWski AND WIFE PALINA DATED NOVEMBER 10, 1916 AND RECORDED NOVEMBER 10, 1916 AS DOCUMENT 5990002.

(FOR FURTHER PARTICULARS, SEE RECORD.)

(AFFECTS PARCEL R)

- Q 11. BUILDING LINE 15 FEET FROM STREET LINE AS SHOWN ON PLAT OF ASHLAND SUBDIVISION.

(AFFECTS PARCEL GG)

- R 12. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION.

(AFFECTS PARCEL HH)

- S 13. A 15 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 1204693.

(AFFECTS PARCEL HH)

- U 14. EASEMENT AGREEMENT BETWEEN THE OWNERS OF THE LAND AND ADJOINING PROPERTY FOR EXTERIOR MAINTENANCE PURPOSES RECORDED JUNE 8, 1965 AS DOCUMENT 19488298.

(AFFECTS PARCEL NN)

- AS 15. A 12 FOOT BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION.

(AFFECTS PARCEL BBB)

- AT 16. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED AS DOCUMENT NO. 4405496 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL BBB)

- BF 17. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES. ~

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