

# UNOFFICIAL COPY

Prepared By:  
Mahadeva, PLLC  
80 Business Park Drive, Suite 201  
Armonk, New York 10504  
Attn: Prassana Mahadeva

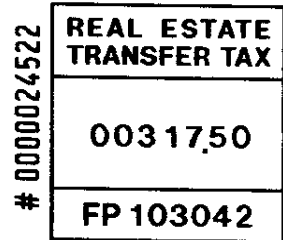
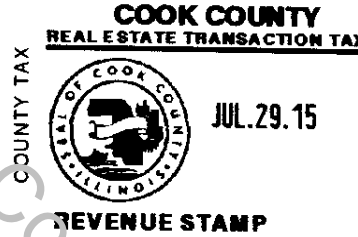
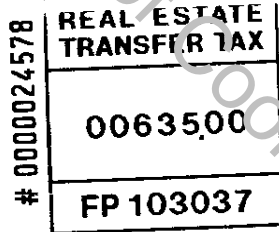
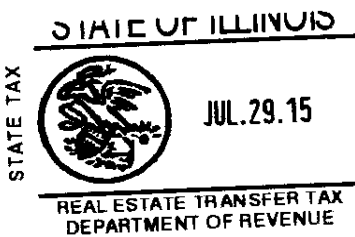


Doc#: 1521034091 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/29/2015 02:14 PM Pg: 1 of 5

When Recorded

Mail to:

Hydrocarbon Holdings Ltd.  
9302 S 83<sup>rd</sup> Court  
Hickory Hills, IL 60457



Name and Address of Taxpayer:

Hydrocarbon Holdings Ltd.  
9302 S 83<sup>rd</sup> Court  
Hickory Hills, IL 60457

Property Address:  
3161 N. Halsted Street  
Chicago, IL 60657

City of Chicago  
Dept. of Finance  
692098

7/29/2015 13:27  
dr00347



Real Estate  
Transfer  
Stamp  
\$6,667.50

Batch 10,261,689

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**SPECIAL WARRANTY  
DEED  
Statutory (Illinois)  
(Corporation to Individual)**

Prepared by:  
Mahadeva, PLLC  
80 Business Park Drive, Suite 201  
Armonk, NY 10504

When Recorded Return to:  
Hydrocarbon Holdings Ltd  
9302 S 83<sup>rd</sup> Court  
Hickory Hills, IL 60457

THIS AGREEMENT, made this 6<sup>th</sup> day of July, 2015, between SPCP GROUP VI, LLC, a Delaware limited liability company, having a place of business at 2 Greenwich Plaza, 1<sup>st</sup> Floor, Greenwich, Fairfield County, Connecticut, 06830 ("GRANTOR"), and HYDROCARBON HOLDINGS LTD., an Illinois Corporation, having a place of business at 9302 S 83<sup>rd</sup> Court, Hickory Hills, Cook County, Illinois, 60457 ("GRANTEE"), WITNESSETH, that the GRANTOR, for and in consideration of TEN and 00/100 (\$10.00) in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, REMISES, RELEASES, ALIENS, and CONVEYS unto GRANTEE, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

The property commonly known as 3161 N. Halsted St. Chicago, IL 60657, Units C-101 and C-102, all as more particular described in the legal description attached hereto and made a part hereof at Exhibit "A", together with all and singular 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 GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances thereto

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming the same, by, through or under it, it WILL WARRANT AND DEFEND, GRANTOR with respected to GRANTEE as to those representations and warranties limited to the period of October 7, 2013 through July 6, 2015, said period being the time period during which the GRANTOR owned the subject property.

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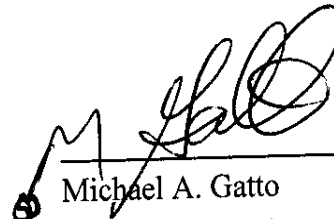
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-28-100-039-1002; 14-28-100-039-1001

Address of Real Estate: 3159-3161 N. Halsted St., Chicago, IL 60657 – Units C-101 and C-102

Dated this 2 day of ~~June~~, 2015  
JULY

**SPCP GROUP VI, LLC**

  
\_\_\_\_\_  
Michael A. Gatto  
Its Authorized Signatory

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD )

On this 2 day of JULY, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael A. Gatto, Authorized Signatory for SPCP Group VI, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted executed the instrument in the County of Fairfield, State of Connecticut.

Notary Public  
My Commission Expires:



**LISA ORLANDO**  
NOTARY PUBLIC OF CONNECTICUT  
My Commission Expires 6/30/2017

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## EXHIBIT A

PARCEL I: Unit C-101 and Unit C-102, together with its undivided percentage interest in the common elements in 3161 NORTH HALSTED CONDOMINIUM, as delineated and defined in the declaration recorded as Document No. 0811622093, as amended from time to time, in the Northwest Quarter of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL II: Exclusive use for parking purposes in and to Parking Space No. G-1 and Parking Space G-2, a Limited Common Element, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

Property Address:  
3161 N. Halsted Street  
Chicago, IL 60657

PIN 14-28-100-039-1001 and 14-28-100-039-1002

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

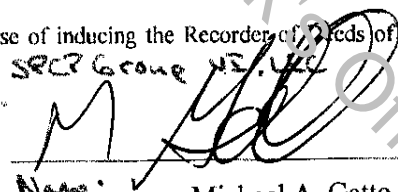
COUNTY OF COOK

has ~~been~~ <sup>Authorized Signatory of SRCP Group IV, LLC</sup> at 2 Greenwich Plaza, Greenwich CT 06830, being duly sworn on oath, states that SRCP Group IV, LLC That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
OR  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

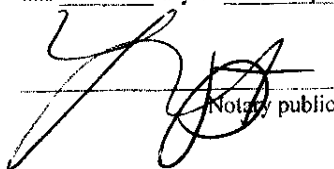
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that we makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SRCP Group IV, LLC  
  
 Name: Michael A. Gatto  
 Title: Its Authorized Signatory

SUBSCRIBED AND SWORN to before me

this 2 day of JULY, 2015

  
 Notary public

CRPLATAF

LISA ORLANDO  
 NOTARY PUBLIC OF CONNECTICUT  
 My Commission Expires 6/30/2017