

# UNOFFICIAL COPY



Doc#: 1521829022 Fee: \$40.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/06/2015 12:38 PM Pg: 1 of 2

When Recorded Mail Documents To:

Parcel #: 16-15-414-040-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT FOR TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, Granite Community Recovery Fund, LLC, whose tax mailing address is 18201 Von Karman Ave Suite 450, Irvine, CA 92612, hereafter called "Grantor", does hereby Grant, Sell, and Convey unto KVS Ventures LLC, whose tax mailing address is 4848 E. Cactus Rd #505-529, Scottsdale, AZ 85254, hereafter called "Grantee", all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land lying in the County of Cook, State of Illinois.

### LEGAL DESCRIPTION:

Lot 18 in Block 3 in Butler Comings and Scully's Subdivision of part Munson's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 15, Township 39 North Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4024 W. Arthington St., Chicago, IL 60624  
Property Index No.: 16-15-414-040-0000

**Prior Deed Reference:** Judicial Sales Deed to Granite Community Recovery Fund LLC recorded on 5/13/2015 as Doc# 1513316032.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor had not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warranty title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

EXECUTED THIS 18<sup>th</sup> DAY OF May, 2015.

### REAL ESTATE TRANSFER TAX 06-Aug-2015



COUNTY:	11.00
ILLINOIS:	22.00
<b>TOTAL:</b>	<b>33.00</b>

16-15-414-040-0000 | 20150801613825 | 0-974-846-848

RECORDED Re

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REAL ESTATE TRANSFER TAX

06-Aug-2015



CHICAGO:	165.00
CTA:	66.00
TOTAL:	231.00

16-15-414-040-0000 | 20150801613825 | 1-109-723-008

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

**Granite Community Recovery Fund, LLC**

By: \_\_\_\_\_

Printed Name: Jeffrey D. Merrick

Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

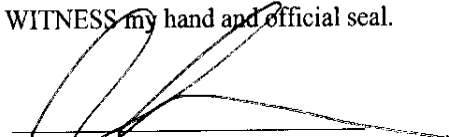
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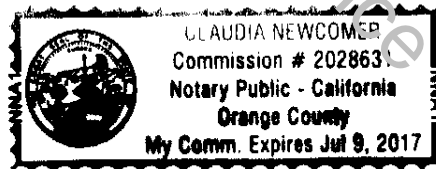
COUNTY OF ORANGE

On May 18, 2015 before me Claudia Newcomer, Notary Public, personally appeared, Jeff D. Merrick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me and that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under penalty of perjury under laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
 Notary Public: Claudia Newcomer  
 My Commission Expires: 07/09/2017



Prepared by:  
Bill Nguyen, Granite Loan Solutions,  
18201 Von Karman Ave Suite 450, Irvine, CA 92612 / 877-267-6161 x239