

UNOFFICIAL COPY

SPECIAL WARRANTY DEED STATUTORY (ILLINOIS)



THE GRANTOR, BBCN Bank, as successor in interest to Foster Bank, for an in consideration of the sum of Ten and No/100 Dollars(\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO:

Doc#: 1528218011 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2015 08:40 AM Pg: 1 of 3

52-
1063
COOK
775-21019

FECAI 732 LLC, an Illinois limited liability Company, with a principal place of business of 4753 N. Spaulding Ave., Chicago, IL

the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number: 13-14-105-003-0000
Address of Real Estate: 3643 W. Lawrence Ave., Chicago, IL 60625

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; the plat filed with the aforesaid Declaration; limitations and conditions imposed by the Illinois Condominium Property Act; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents by the duly-authorized representatives of BBCN Bank, as successor in interest to Foster Bank, this 29th day of September 2015.

BBCN Bank, as successor in interest to Foster Bank

Eric Beidleman
By: Eric Beidleman, Senior Vice President

Andrew Park
By: Andrew Park, Senior Vice President

REAL ESTATE TRANSFER TAX



13-14-105-003-0000 | 20151001632261 | 1-757-420-924

08-Oct-2015
CHICAGO: 1,387.50
CTA: 555.00
TOTAL: 1,942.50

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

This instrument prepared by: Ashen Faulkner, 217 N. Jefferson, Suite 601, Chicago, IL 60661.

Mail to:

Send subsequent tax bills to:

Marshall Richter
Attorney at Law
marshall@closinglawyer.com
5250 Old Orchard Rd. 300
Skokie, IL 60077

FECAI 732 LLC
4753 N. Spaulding
Chicago IL 60622

CCRD REVIEWER RA

REAL ESTATE TRANSFER TAX
COUNTY: 92.50
ILLINOIS: 185.00
TOTAL: 277.50
13-14-105-003-0000 | 20151001632261 | 1-396-146-240
08-Oct-2015

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ACKNOWLEDGMENT

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.

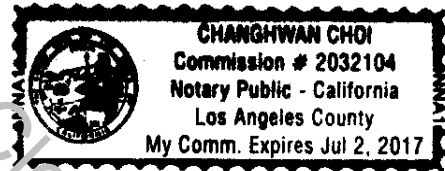
State of California
County of Los Angeles)

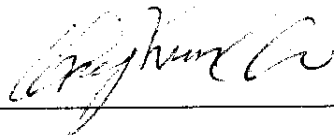
On 09/29/2015 before me, Changhwan Choi
(insert name and title of the officer)

personally appeared Eric Beidleman and Andrew Park
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 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 under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

Property of Los Angeles County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

LOT 4 IN BLOCK 2 IN JOHNSON AND TYDENS ADDITION TO WEST RAVENSWOOD, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3643 WEST LAWRENCE AVENUE, CHICAGO, IL 60625
PROPERTY INDEX NUMBER: 13-14-105-003-0000

Property of Cook County Clerk's Office