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This Instrument Prepared by:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Doc#: 1528734070 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 01:13 PM Pg: 1 of 4

Return and mail tax statements to:
Dan Ciupuliga and
Jessica Ciupuliga
170 West Kathleen Drive
Park Ridge, IL 60068

Reference Number: MCM-435367-
REO

Property Tax ID#: 09-25-101-019-
0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 5th day of October, 2015, by and between VENTURES TRUST 2013 I-H-R BY MCM CAPITAL PARTNERS LLC, a mailing address of 7500 Old Georgetown Road, Suite 1300, Bethesda, MD 20814 hereinafter referred to as Grantor(s) and DAN CIUPULIGA AND JESSICA CIUPULIGA, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,, a mailing address of 170 West Kathleen Drive, Park Ridge, IL 60068, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$380,000.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being all of the same Property conveyed to Grantor by virtue of a Deed recorded _____ in the he Official Property Records of Cook County, Illinois as _____.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

REAL ESTATE TRANSFER TAX	00380.00	FP 103037
9595200000 #		

STATE OF ILLINOIS
OCT. 14. 15
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
STATE TAX

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 14. 15
REVENUE STAMP

# 0000025404	REAL ESTATE TRANSFER TAX
	00190.00
	FP 103042

CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 41265

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Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tax ID No.: 09-25-101-019-0000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 5th day of October, 2015.

Ventures Trust 2013 I-H-R by MCM Capital Partners LLC

By _____

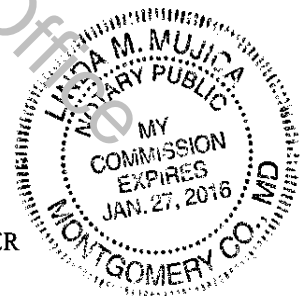
Print Name: _____

Title: _____

STATE OF Maryland
COUNTY OF Montgomery

On the 5th day of October in the year 2015 before me, the undersigned, a Notary Public personally appeared Steven Tlouern Member (Title of Officer) of MCM Capital Partners, LLC, as Trustee for Ventures Trust 2013 I-H-R, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the county and state above.

Notary Public
Printed Name: Linda M. Mujica
My Commission expires _____



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

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No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF PARK RIDGE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 18 IN BLOCK 1 IN MICHAEL JOHN TERRACE UNIT NUMBER 2 BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID #09-25-101-019-0000

THIS BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. FROM INTERCOUNTY JUDICIAL SALES CORPORATION IN A DEED DATED MAY 3, 2015 AND RECORDED AUGUST 18, 2015 IN INSTRUMENT NO. 1523018101

Property of Cook County Clerk's Office