

UNOFFICIAL COPY

Doc#: 1529915088 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/26/2015 02:25 PM Pg: 1 of 6



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

This Inst  
Certified  
c/o Attor:  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

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

Being Re-Recorded to correct  
scrivener error

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 5<sup>th</sup> 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 Oct 14, 2015 in the he Official Property Records of Cook County, Illinois as INSTRUMENT.

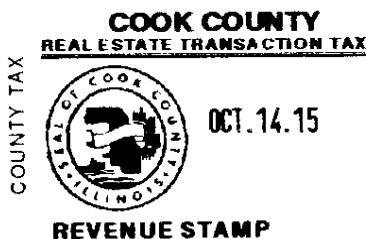
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever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

REAL ESTATE TRANSFER TAX	00380.00	FP 103037
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# 0000025459

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



# 0000025404	REAL ESTATE TRANSFER TAX
	00190.00
	FP 103042



CITY OF PARK RIDGE  
REAL ESTATE TRANSFER STAMP  
NO. 41265

RECEIVED

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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 5<sup>th</sup> day of October, 2015.

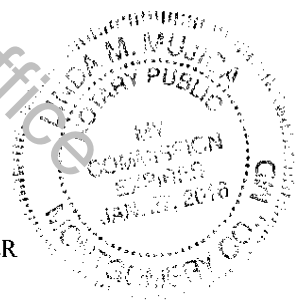
Ventures Trust 2013 I-H-R by MCM Capital Partners LLC

By [Signature]  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF Maryland  
COUNTY OF Montgomery

On the 5<sup>th</sup> day of October in the year 2015, before me, the undersigned, a Notary Public personally appeared Steven T. Turner, 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.

[Signature]  
Notary Public  
Printed Name: Linda M. Myjca  
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.

Property of Cook County Clerk's Office

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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

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Prepared by/Return to:  
**Linear Title and Closing, Ltd.**  
127 John Clarke Road  
Middletown, RI 02842

**Note to Clerk - Please index under:**  
**APN: 09-25-101-019-0000**

**Grantor:**  
**VENTURES TRUST 2013-I-H-R 2013 BY**  
**MCM CAPITAL PARTNERS LLC**

**Grantee:**  
DAN CIUPULIGA  
JESSICA CIUPULIGA

**Please Cross-Reference:**  
Special Warranty Deed dated October 5, 2015 and  
recorded October 14, 2015 with Instrument  
Number 1528734070 in official records of the  
COOK COUNTY RECORDER OF DEEDS

Property of: Dan Ciupuliga and Jessie Ciupuliga

170 West Kathleen Drive, Park Ridge, IL 60068

**County of Newport**  
**State of Rhode Island**

### Act of Correction

Personally appeared before me, the undersigned attesting authority duly authorized by law to administer oaths, the undersigned affiant, who, being first duly sworn, deposes and upon oath says that this affidavit relates to the property of the owner designated in the caption hereof as the same is described fully, to-wit:

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 VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC FROM BANK OF AMERICA N.A. IN A QUIT CLAIM DEED DATED OCTOBER 2, 2015 AND RECORDED OCTOBER 14, 2015 IN INSTRUMENT NO. 1528734069

Deponent makes the following statement under oath as being relevant and material to the ownership of said property:

That the undersigned acted as scrivener for the Special Warranty Deed in connection with the land referenced above, that the undersigned has reviewed the file with respect to the said transaction, and that in connection with the said transaction the undersigned prepared the Special Warranty Deed.

That there was an error of the scrivener in the Special Warranty Deed as follows:

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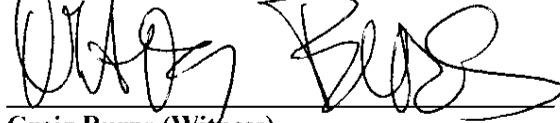
1. The aforesaid by original recorded Special Warranty Deed dated October 5, 2015 and recorded October 14, 2015 with Instrument Number 1528734070 was recorded without reference to the Quit Claim Deed recorded on October 2, 2015 conveyed to Ventures Trust 2013-I-H-R By MCM Capital Partners LLC from Bank of America N.A. with instrument number 1528734069. Therefore, the Special Warranty Deed with legal description attached is being recorded with this Act of Correction to fix this recording and will be cross-referenced with the recorded Special Warranty Deed.
2. This Act of Correction corrects the error as it is attached.

The undersigned understands that purchasers, lenders and title companies may rely on this affidavit with respect to the property described in the above referenced document.

**Date:**

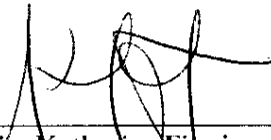
**October 21, 2015**

  
 \_\_\_\_\_  
 Danielle Sheets (Affiant)

  
 \_\_\_\_\_  
 Craig Burns (Witness)

**STATE OF RHODE ISLAND  
COUNTY OF NEWPORT**

In Newport on the 21 day of OCTOBER 2015 before me personally appeared Danielle Sheets, to me known and known by me to be the person executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed.

  
 \_\_\_\_\_  
 Notary Public: Katherine Fitzsimmons  
 My Commission Expires: 12/4/2016

