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SPECIAL WARRANTY DEED

(Illinois)



Doc#: 1531010009 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/06/2015 09:40 AM Pg: 1 of 3

THIS AGREEMENT, made this 23 day of October 2015, between FCBT Holdings, LLC, Series 2701 W Jackson, an Illinois limited liability company party of the first part, and Southside, LLC, an Oregon limited liability company party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00), Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

8977919 CW
11/16/15

LOTS 1 AND 2 IN LEHMANS SUBDIVISION OF THE NORTH 1/2 OF LOT 8 AND THE EAST 1/2 THE NORTH 1/2 OF LOT 7 IN BLOCK 3 IN ROCKWELLS ADDITION TO CHICAGO, IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 18, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or in claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the permitted exceptions on the attached Exhibit A.

Permanent Real Estate number(s) 16-13-216-024-0000

Address(es) of real estate: 2701-03 W. Jackson Blvd., Chicago, IL 60612

IN WITNESS WHEREOF, said party of the first part has caused has caused its name to be signed to these presents the day and year first above written.

FCBT Holdings, LLC, Series FC PAD Holdings I,
an Illinois limited liability company
By: Northbrook Bank & Trust Company

By: Irene Calzadilla
Its: VP/Managed Assets Division

This instrument was prepared by Stephen M. Alderman, Garfield & Merel, Ltd., 180 N. Stetson Avenue, #1300, Chicago, IL 60601, (312) 288-0103.

Box 400

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P 3
S N
SC Y
INT AB

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2701-03 W. Jackson Blvd., Chicago, IL - 16-13-216-024-0000

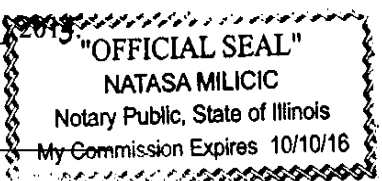
STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, NATASA MILICIC the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IRENE CALZADILLA personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of OCTOBER

Commission expires 10/10, 2016

Natasa Milicic
NOTARY PUBLIC



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

SOUTHSHORE, LLC
P.O. BOX 25487
PORTLAND, OR 97298

SOUTHSHORE, LLC
P.O. BOX 25487
PORTLAND, OR 97298

REAL ESTATE TRANSFER TAX		26-Oct-2015
	COUNTY:	2.25
	ILLINOIS:	4.50
	TOTAL:	6.75

16-13-216-024-0000 | 20151001634479 | 1-423-708-224

REAL ESTATE TRANSFER TAX		26-Oct-2015
	CHICAGO:	33.75
	CTA:	13.50
	TOTAL:	47.25

16-13-216-024-0000 | 20151001634479 | 1-358-041-152

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6/12

2701-03 W. Jackson Blvd., Chicago, IL - 16-13-216-024-0000

EXHIBIT A
PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office