

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

**THIS DOCUMENT WAS PREPARED BY,
AND AFTER RECORDING, RETURN TO:**

Much Shelist, P.C.
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606
Attention: Scott L. David

PERMANENT TAX INDEX NUMBER[S]:

13-01-320-007-0000
13-01-320-008-0000
13-01-320-009-0000
13-01-320-010-0000
13-01-320-011-0000
13-01-320-012-0000

PROPERTY ADDRESS:

5760-5772 North Lincoln Avenue
Chicago, Illinois

**SEND ALL FUTURE TAX BILLS TO THE
GRANTEE AT THE ADDRESS SET FORTH BELOW:**

FCBT Holdings, LLC, Series FC PAD Holdings IV
1048 West Madison
Chicago, Illinois 60607



Doc#: 1601513035 Fee: \$46.0
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2016 03:10 PM Pg: 1 of 5

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 3rd day of December, 2015, by **ZURIC BUILDERS, LLC- 5760-5772 N. LINCOLN**, an Illinois series limited liability company (the "**Grantor**"), to **FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS IV**, an Illinois series limited liability company (the "**Grantee**"), having an address of 2247 West Lawrence Avenue, Chicago, Illinois 60625.

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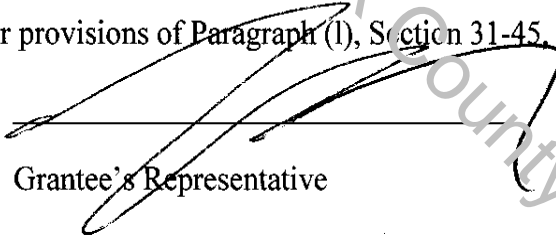
Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on **Exhibit "A"** attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to real estate taxes and assessments for 2015 and subsequent years, zoning and other regulatory laws and ordinances affecting the property and matters that would be disclosed by an accurate survey and Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Real Estate and hereby warrants the title to the Real Estate and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Execution, delivery and acceptance of this Deed shall not be construed to create or effectuate a merger of the mortgage liens held by Northbrook Bank and Trust Company with the interest conveyed under this Deed. The Northbrook Bank and Trust Company, its successors and assigns shall retain and reserve the right to foreclose the liens of Northbrook Bank and Trust Company's mortgages against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Deed.


Exempt under provisions of Paragraph (l), Section 31-45, Property Tax Code.

1-15-2016





Date Grantee's Representative

[Remainder of Page Intentionally Left Blank—Signature Page Follows]

REAL ESTATE TRANSFER TAX		18-Jan-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-01-320-007-0000 | 20160101660984 | 0-497-613-888

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Jan-2016
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

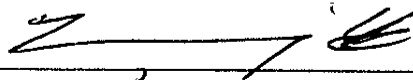
13-01-320-007-0000 | 20160101660984 | 1-560-937-024

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IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the date first above written.

GRANTOR:

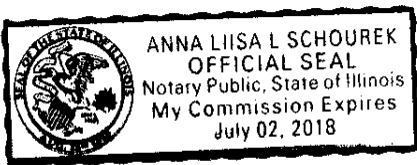
ZURIC BUILDERS, LLC – 5760-5772 N. LINCOLN, an Illinois series limited liability company


By: 
 Name: Branislav Zuric
 Title: President

STATE OF ILLINOIS)
) SS:
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, **DO HEREBY CERTIFY** that Branislav Zuric, the Manager of Zuric Builders, LLC - 5760-5772 N. Lincoln, an Illinois series limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of December, 2015.




 Notary Public

My Commission Expires:

07/02/2018

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

LOTS 7 TO 12 (EXCEPT THAT PART LYING BETWEEN THE SOUTHWESTERLY LINE OF LINCOLN AVENUE AND A LINE 17.00 FEET SOUTHWESTERLY OF MEASURED AT RIGHT ANGLES THERETO AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LINCOLN AVENUE) IN BLOCK 45 IN W. F. KAISER AND COMPANY'S PETERSON WOODS ADDITION TO ARCADIA TERRACE IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1915 AS DOCUMENT 5557707, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

5760-5772 North Lincoln Avenue
Chicago, Illinois

PERMANENT TAX INDEX NUMBER[S]:

13-01-320-007-0000; 13-01-320-008-0000; 13-01-320-009-0000; 13-01-320-010-0000;
13-01-320-011-0000 and 13-01-320-012-0000

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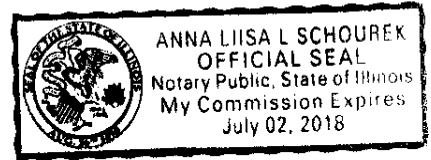
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 3, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Bonnie Zanic
this 3rd day of December, 2015



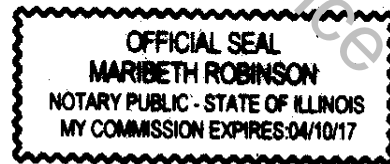
Notary Public [Handwritten Signature]

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Jan 15, 2016

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Lorenae Saeft
this 15 day of Jan, 2016



Notary Public [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 200/31-45 of the Illinois Real Estate Transfer Tax Act.)