

# UNOFFICIAL COPY



Doc#: 1601934060 Fee: \$44.00  
RHSP Fee:\$9.00 RPAF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/19/2016 01:30 PM Pg: 1 of 4

This instrument prepared by/return to:

Sara Bradley  
Vision Property Management, LLC  
P.O. BOX 488  
Columbia, SC 29202  
FM11-159

Exemption:

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of October, 2015, by and between RVFM 11 Series, LLC ("Grantor") and Alan Investments III, LLC ("Grantee"); Tax billing address is 16 Berryhill Rd., Columbia, SC 29210.

WITNESSETH: That for and in consideration of Ten (\$10.00), cash in hand paid, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Cook, State of Illinois, to-wit:


**SEE EXHIBIT "A"**

Being the same property conveyed to Grantor by [HSBC Bank USA, National association] of record at, in the Recorders Office of Cook County, Illinois.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

Grantor is hereby conveying said property in "AS-IS, WHERE IS, WITH ALL FAULTS" condition, which Grantee hereby acknowledges and accepts.

REAL ESTATE TRANSFER TAX	13-Jan-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-21-320-027-0000 | 20151201656908 | 0-056-077-376

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

18-Jan-2016

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-21-320-027-0000 | 20151201656908 | 1-223-230-016

REAL ESTATE TRANSFER TAX



*R*

CCRD REVIEWER

# UNOFFICIAL COPY

WITNESS the signature of the Grantor the day and year first above written.

RVFM 11 Series, LLC

By: [Signature]  
Name: Robert Venters  
Its: Authorized Signatory

Witness

Signature [Signature]  
Printed Name: Daniel Ballou

Signature [Signature]  
Printed Name: William Hodges

STATE OF SOUTH CAROLINA

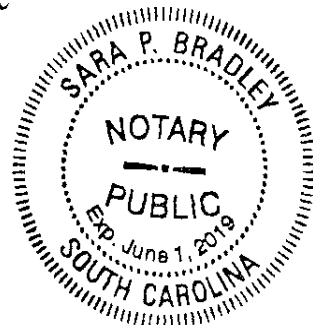
COUNTY OF LEXINGTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Venters, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the authorized signatory of RVFM 11 Series, LLC and that he/she as such authorized signatory, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of Robert Venters by him/herself as such authorized signatory.

WITNESS my hand and Official Seal at office, this 15 day of Dec, 2015.

[Signature] Notary Public

My Commission Expires on 6-1-19.



# UNOFFICIAL COPY

## 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 October 30, 2015

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Matthew Morley  
This 30th day of October, 2015  
Notary Public [Signature]

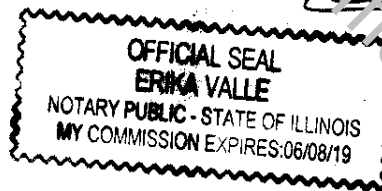


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date October 30, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Matthew Morley  
This 30th day of October, 2015  
Notary Public [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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## Exhibit "A"

**LOT 8 IN BLOCK 1 IN BECK'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE  
SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 6924 S STEWART AVE, CHICAGO, IL 60621**

**PIN:20-21-320-027-0000**

**Grantor's Mailing Address: PO Box 488, Columbia, SC 29202**

**Grantee's Mailing Address: 16 Berryhill Road, Columbia, SC 29210**

Property of Cook County Clerk's Office