UNOFFICIAL COPY

Doc#: 1604722077 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Cook County Recorder of Deeds

Date: 02/16/2016 01:29 PM Pg: 1 of 4

Karen A. Yarbrough

RECORDING REQUESTED BY

AND WHEN RECORDED TO:

DAVIN GERTHANT ATTY AT LAW 1201 E. WCAFILLD RD

4925

SCHAULBURG I FL

60173

476066

(Space above line for Recorder's use)

<u>SPECIAL WARRANTY DEED</u>

FOR VALUE RECEIVED, the receipt of sufficient of which are hereby acknowledged, ColFin Bulls B Sub IL- Residential, LLC, A Delaware finited liability company (the "Grantor"), does hereby grant, bargain, sell and convey to Cross 5774 Hol lings LLC-IL 3600 176TH PL (the "Grantee") and its successors and assign, in fee simple, with SPECIAL WARRANTY of Title, that certain parcel of real property, together with all improvements thereon and Crantor's interest in any rights and interest appurtenant thereto, in the county of Cook, State of Illing is, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND HERE'S INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO: all easements, rights-of-way, liens, covenants, restrictions or other matters of record.

AND GRANTOR hereby binds itself and its successors to warrant and defend title against all acts of Grantor and Grantor only, subject to all matters of record referenced above and otherwise apparent.

(SIGNATURE PAGE FOLLOWS)

| COUNTY: 15.75 | ILLINOIS: 31.50 | TOTAL: 47.25

28-35-110-024-0000 20160201669924 1-814-587-968

HERITAGE TITLE COMPANY 5849 W LAWRENCE AVE CHICAGO, IL 60630

M

Ц

1604722077 Page: 2 of 4

UNOFFICIAL COPY

Grantor has executed this Special Warranty Deed as of February 4

ColFin Bulls B Sub IL- Residential, LLC,

A Delaware limited liability company

Name: THOMAS FU HARRISON

Its: AUTHORIZED SIGNER

Document Prepared by: Monty Boatright, Attorney at Law 4653 N. Milwaukee, Chicago, Illinois 60630

After Closing Send Tax Bill to: CRCS'S 5 MY HUCBINGS LCC

GO ANY CHIN, MANAGER

RELIGION FORM

SCHEWARDER TO COLORS

60123

Acknowledgment NEXT PAGE

1604722077 Page: 3 of 4

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE 1189

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California

County of Los Angeles

On February 4, 2016 before me, Marina L. Montell, Notary Public, personally appeared Thomas F. Harrison, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Criafornia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mannia S. Moute S. (Seal)

MARINA L. MONTELL
Commission # 2063253
Notary Public - California
Los Angeles County
My Comm. Expires Apr 4, 2018

1604722077 Page: 4 of 4

UNOFFICIAL COPY

Exhibit A

H76066

LOT 387 IN BLOCK 12 IN WINSTON PARK UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 9, 1971 AS DOCUMENT LR 2573515, IN COOK COUNTY, ILLINOIS

P.I.N. 28-35-110-024-0000

Cook County Clerk's Office C/K/A 3600 176TH PLACE, COUNTRY CLUB HILLS, ILLINOIS 60478