

UNOFFICIAL COPY

Prepared by 3



Husch Blackwell LLP
2001 Ross Avenue, Suite 200
Dallas, Texas 75201
Attn: Marc Myrin, Esq.

Doc#: 1608916026 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2016 11:57 AM Pg: 1 of 6

AFTER RECORDING, PLEASE RETURN TO:
Fidelity National Title Group
7130 Glen Forest Dr., Ste. 300
Richmond, VA 23220
Attn: _____

GENERAL WARRANTY DEED

15155-64
BOX 162 16064-77

THIS GENERAL WARRANTY DEED (the "Deed") is made as of the 30th day of September, 2014 by and between McCRARY HOLDINGS I, LLC, a Texas limited liability company ("Grantor"), with an address of 305 W. L.D. Lockett Road, Colleyville, Texas 76034, and McCRARY REAL ESTATE HOLDINGS, LLC, a Texas limited liability company ("Grantee"), with an address of 305 W. L.D. Lockett Road, Colleyville, Texas 76034.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS unto Grantee, its successors and assigns, forever, the following described real estate situated in the County of Cook, in the State of Illinois described as follows:

See Exhibit A attached hereto and made a part hereof.

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 and interest, claim or demand whatsoever, of the Grantor, either in law or in 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 Grantee, its heirs and assigns forever, subject only to those matters set forth on the attached Exhibit B (the "Permitted Exceptions").

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 encumbered or charged, except as may be set forth in the Permitted Exceptions, and that it WILL WARRANT AND DEFEND said premises, against all persons lawfully claiming, or to claim the same, subject only to the Permitted Exceptions.

This instrument is being filed as an accomodation only. It has not been examined as to it's execution, insurability or affect on title.

RECORDING ORDER

① 2 3 4 5

AUS-6010355-1

19467146 6


UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered as of the day and year first above written.

(Signature and acknowledgement on following page)

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

COUNTY TAX



MAR. 29. 16


REVENUE STAMP

0000026489

REAL ESTATE TRANSFER TAX
00137,75
FP 103042

STATE OF ILLINOIS

STATE TAX



MAR. 29. 16

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026547

REAL ESTATE TRANSFER TAX
00275,50
FP 103037

UNOFFICIAL COPY

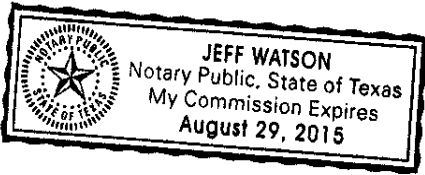
GRANTOR:

McCRARY HOLDINGS I, LLC,
a Texas limited liability company

By: *Mark McCrary*
Mark McCrary, Manager

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The foregoing instrument was hereby acknowledged before me this 27th day of September, 2014, by Mark McCrary, as Manager of McCrary Holdings I, LLC, a Texas limited liability company, on behalf of such company.



Jeff Watson
NOTARY PUBLIC in and for the State of Texas

My Commission Expires: 8/29/15

Send subsequent tax bills to:

McCrary Real Estate Holdings, LLC
305 W. L.D. Lockett Road
Colleyville, TX 76034

City of Chicago
Dept. of Finance
690943



Real Estate
Transfer
Stamp
\$2,892.75

7/8/2015 14:58
dr00198

Patch 10,172,912



VILLAGE OF ROBBINS

Real Estate Transfer Stamp

Date: MAR 23 2016

\$100.00

1305

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

LOT 9 IN BLOCK 2 IN FERNWOOD MANOR, BEING WILLIAM A. BOND AND COMPANY'S SUBDIVISION OF THE EAST 9 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, AND THAT PART OF THE WEST 1/2 OF THE EAST 18 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING EAST OF THE WEST LINE OF SOUTH PEORIA STREET PRODUCED, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 25-17-206-010-0000
Property Street Address: 835 W. 103rd St., Chicago, IL

PARCEL 2:

LOT 6 IN WARFIELD AND HOLMAN'S RESUBDIVISION OF BLOCK 8 IN SECTION SEVENTEEN ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EXCEPT THAT PART OF THE LAND TAKEN FOR WIDENING OF SOUTH HALSTED STREET PER CONDEMNATION CASE NUMBER 422439S, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 25-17-222-029-0000
Property Street Address: 10512 S. Halsted St., Chicago, IL

PARCEL 3:

LOT 14 (EXCEPT THE NORTHERLY 150.80 FEET, AS MEASURED ALONG THE WESTERLY LOT LINE) IN BLOCK 12 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND OF THAT PART LYING EAST OF THE DUMMY TRACK OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 25-19-413-039-0000
Property Street Address: 11876 S. Vincennes Ave., Chicago, IL

PARCEL 4:

LOT 6 IN THE RESUBDIVISION OF LOTS 1 TO 5 IN BLOCK 4 IN WEST PULLMAN, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 25-28-200-005-0000
Property Street Address: 347 W. 119th St., Chicago, IL

UNOFFICIAL COPY

PARCEL 5:

LOT 32 IN BLOCK 2 IN TAYLOR'S SECOND ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL QUARTER (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL QUARTER) OF FRACTIONAL SECTION 5, SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 26-05-304-048-0000

Property Street Address: 3530 E. 95th St., Chicago, IL

PARCEL 6:

LOT 7 AND THE EAST 1/2 OF LOT 8 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE INTERSECTING THE WEST LINE OF SAID EAST 1/2 OF LOT 8 AT A DISTANCE OF 85.01 FEET FROM ITS SOUTHWEST CORNER AND THE SOUTH LINE OF SAID LOT 7 AT A DISTANCE OF 13.89 FEET FROM ITS SOUTHWEST CORNER) IN BLOCK 6 IN LINCOLN MANOR FOURTH ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 28-03-211-048-0000

Property Street Address: 4119 W. 137th St., Robbins, IL

PARCEL 7:

LOTS 6 TO 10 (EXCEPT THAT PART LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 6 AFORESAID, 28.76 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTH LINE OF LOT 10 AFORESAID 28 FEET WEST OF THE NORTHEAST CORNER THEREOF) IN BLOCK 223 IN HARVEY, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST FRACTIONAL QUARTER SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 6, AND OF THE NORTH FRACTIONAL HALF NORTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE CHICAGO AND GRAND TRUNK RAILROAD AND EAST OF CHICAGO AND VINCENNES ROAD OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Number: 29-06-416-041-0000

Property Street Address: 14200 S. Hoyne Ave., Dixmoor, IL

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. 2013 FINAL INSTALLMENT OF REAL ESTATE TAXES, NOT YET DUE OR PAYABLE, AND 2014 REAL ESTATE TAXES, NOT YET DUE OR PAYABLE.
2. RIGHTS OF PUBLIC OR QUASI PUBLIC UTILITIES, IF ANY.
3. ENCROACHMENT OF THE OVERHEAD BILLBOARD LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 1.50 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 82280 PREPARED BY MM SURVEYING CO., INC. DATED MARCH 13, 2014. (AFFECTS PARCEL 2)
4. ENCROACHMENT OF THE CATWALK LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 2.25 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2293 PREPARED BY MM SURVEYING CO., INC. DATED MARCH 13, 2014. (AFFECTS PARCEL 3)
5. ENCROACHMENT OF THE CATWALK LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.29 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 82295 PREPARED BY MM SURVEYING CO., INC. DATED MARCH 13, 2014. (AFFECTS PARCEL 4)
6. ENCROACHMENT OF THE OVERHEAD BILLBOARD, CATWALK AND COLUMN LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 29.27 FEET AT THE GREATEST POINT, AS SHOWN ON PLAT OF SURVEY NUMBER 82292 PREPARED BY MM SURVEYING CO., INC. DATED MARCH 13, 2014. (AFFECTS PARCEL 6)