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SPECIAL WARRANTY DEED

Recording Requested By:

Rocktop Partners I, LP
Reference number: IL007463

After Recording Return To:

Rocktop Partners I, LP
701 Highlander Blvd., Ste. 510
Arlington, Texas 76015

This instrument prepared by:

Richard Bayless
Ursus Advisors, LLC
701 Highlander Blvd., Suite 200
Arlington, Texas 76015

Send subsequent tax bills to:

Rocktop Partners I, LP,
701 Highlander Blvd, Ste. 200
Arlington, TX 76015



Doc#: 1609539051 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2016 01:27 PM Pg: 1 of 4

Rocktop Partners I, LP, (“Grantor”) in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does here by convey and quit claim to **Link Star Capital, LLC** (“Grantee”) the following described real estate in Cook County, Illinois.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS “EXHIBIT A”

Property Commonly Known As: 7224 S. Carpenter Street, Chicago, IL 60621
Parcel ID No. 20-29-210-028-0000

Grantor warrants to the Grantees and Grantees’ heirs and assigns that it has not done or suffered to be done anything to the property during Grantor’s ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE “AS-IS”, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE PROVIDED HEREIN.

Dated: August 28, 2015

Rocktop Partners I, LP

By: Mike McClelland
Its: Managing Director

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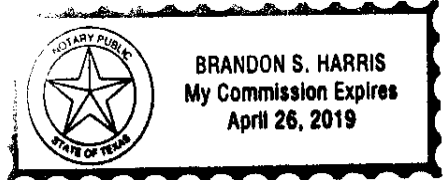
Acknowledgment


STATE OF TEXAS }
 } ss
COUNTY OF TARRANT }

On August 28, 2015, before me Brandon S. Harris, a Notary Public in and for said County and State, personally appeared Mike McClelland, 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 as Managing Director of Rocktop Partners I, LP, and that by his signature on the instrument the entity upon behalf of which he acted executed the instrument on the date thereon stated.



WITNESS my hand and official seal. (SEAL)

Brandon S. Harris
NOTARY SIGNATURE
Printed Name: Brandon S. Harris
My Commission Expires: 4/26/2019



REAL ESTATE TRANSFER TAX		25-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-29-210-028-0000 | 20160301677444 | 0-480-702-013
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-Apr-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-29-210-028-0000 | 20160301677444 | 0-043-847-232

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EXHIBIT A

Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS:

LOT 10 IN BLOCK 3 IN MCKEY'S ADDITION TO ENGLEWOOD, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX MAP OR PARCEL ID NO.: 20-29-210-028-0000

PROPERTY COMMONLY KNOWN AS: 7224 SOUTH CARPENTER STREET, CHICAGO, IL. 60621

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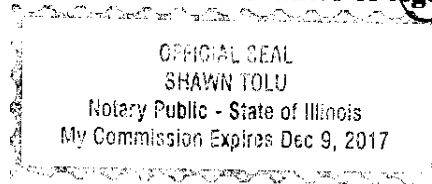
STATEMENT BY GRANTOR AND GRANTEE

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 March 28, 2016

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said Jorge Newbery
This 28th day of March, 2016
Notary Public Shawn Tolu, Not

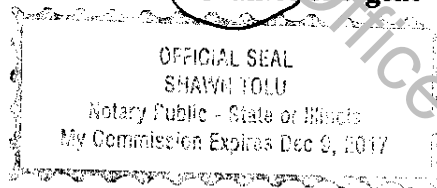


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 28, 2016

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said Jorge Newbery
This 28th day of March, 2016
Notary Public Shawn Tolu, Not



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.)