UNOFFICIAL COPY

Doc#. 1610357027 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/12/2016 09:34 AM Pg: 1 of 3

Dec ID 20160301684566

ST/CO Stamp 0-365-628-992 ST Tax \$35.00 CO Tax \$17.50

GIT 40024188%

SPECIAL WARRANTY DEED

THIS INSTRUMENT dated the ______ day of March, 2016, by and between FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS III of 1145 N. Arlington Heights Road, Itasca, IL 60143 (hereinafter "Grantor"), and Larry Foster, whose current mailing address is 269 Allegheny Street, Park Forest, IL 60465 (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise apperturing unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said premises are free and clear from any encumbrance done or suffered by Grantor during the period of time Grantor held fee simple title to the Real Estate; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

MEN DE PRIMER.

(Signature Page to Follow)

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UNOFFICIAL C

Property Address:

1539 Euclid Avenue, Chicago Heights, IL 60411

Permanent Index Number:

32-20-413-001-0000

IESS WHEREOF, the below Grantor has executed this Special Warranty Deed day of March, 2016.

FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS III,

By:

Northbrook Bank & Trust Company

Its:

Sole Member

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public CERITY THAT Irene Calzadilla, Vice President of Northbrook Bank & Trust Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her tree and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of March, 2016.

PREPARTO BY MAIL TO:

WM KABAKEL LARRY FOSTER

951 FORESTWAY DR

61 LARRY FOSTER

PARK FOREST IN GOUPLE

Daniel A. Shanley Commission No. 825383 Notary public - Illinois **Cook County** My Comm. Expires Sept 01, 2019

17.50

35.00

52.50

REAL ESTATE TRANSFER TAX 01-Apr-2016 COUNTY: ILLINOIS: TOTAL:

32-20-413-001-0000 | 20160301684566 | 0-365-628-992

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EXHIBIT "A"

LOTS 12 AND 13 IN BLOCK 225 IN CHICAGO HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTIONS 20 AND 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: Nums.

Service Of County Clerk's Office 1539 Euclid Avenue, Chicago Heights, IL 60411

Permanent Index Number: 32-20-413-001-0000