

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 40024185 1/2

SPECIAL WARRANTY DEED

THIS INSTRUMENT dated the 28th 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 appertaining 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.

APPROVED AND FORWARDED
BY RECORDER

TEN AND NO/100 CENTS

(Signature Page to Follow)

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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: 1539 Euclid Avenue, Chicago Heights, IL 60411
Permanent Index Number: 32-20-413-001-0000

Property of Cook County Clerk's Office