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Doc#: 1611215086 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2016 02:06 PM Pg: 1 of 4

This Instrument Prepared by:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return and mail tax statements to:
Piotr Kuznicki and Sylwia Kuznicki
575 Olive Street
Hoffman Estates, IL 60169

Reference Number: MCM-497850-REO

Property Tax ID#: 07-16-415-002-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 4 day of March 2016, by and between **VENTURES TRUST 2013 I-H-R LY MCM CAPITAL PARTNERS LLC, ITS TRUSTEE**, a mailing address of 7500 Old Georgetown Rd, Suite 1300, Bethesda, MD 20814 hereinafter referred to as Grantor and **PIOTR KUZNICKI AND SYLWIA KUZNICKI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** a mailing address of 575 Olive Street, Hoffman Estates, IL 60169, hereinafter referred to as Grantees:

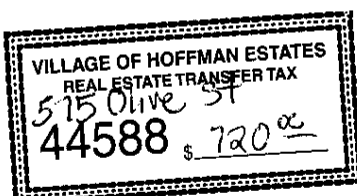
WITNESSETH: That the said Grantor, for and in consideration of the sum of \$240,000.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantees the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees and unto the heirs, administrators, successors or assigns of the Grantees forever in fee simple.

Grantor hereby warrants to the Grantees that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.



REAL ESTATE TRANSFER TAX		21-Apr-2016
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00

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Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tax ID No.: 07-16-415-002-0000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 4th day of March, 2014.

[Signature]
Ventures Trust 2013-IH-R

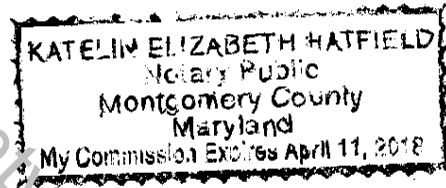
By: MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, Trustee

By: Michael Nicolini, its Vice President

STATE OF Maryland
COUNTY OF Montgomery

This instrument was acknowledged before me on April 4th, 2014 by Michael Nicolini as Vice President of MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, TRUSTEE of VENTURES TRUST 2013-IH-R.

Kate G. Hatfield
Notary Public
Printed Name: Kate G. Hatfield
My Commission expires 4/11/18



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/IL ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

UNOFFICIAL COPY**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF HOFFMAN ESTATES, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 13 IN BLOCK 99 IN HOFFMAN ESTATES VII, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 52 DEGREES, 65 MINUTES, 00 SECONDS WEST A DISTANCE OF 2673.82 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES, 54 MINUTES, 04 SECONDS WEST, A DISTANCE OF 1950.61 FEET; THENCE NORTH 41 DEGREES, 48 MINUTES, 17 SECONDS EAST, A DISTANCE OF 338.72 FEET; THENCE NORTH 47 DEGREES, 53 MINUTES, 07 SECONDS EAST, A DISTANCE OF 113.29 FEET; THENCE NORTH 41 DEGREES, 48 MINUTES, 17 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 19 DEGREES, 30 MINUTES, 32 SECONDS EAST, A DISTANCE OF 316 FEET; THENCE NORTH 10 DEGREES, 37 MINUTES, 28 SECONDS EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 79 DEGREES, 22 MINUTES, 32 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE NORTH 10 DEGREES, 37 MINUTES, 28 SECONDS EAST, A DISTANCE 226.00 FEET; THENCE SOUTH 79 DEGREES, 22 MINUTES, 32 SECONDS EAST, A DISTANCE OF 143.00 FEET; THENCE NORTH 10 DEGREES, 37 MINUTES, 28 SECONDS EAST, A DISTANCE OF 342.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONVEXED TO THE WEST, RADIUS OF 879.32 FEET, FOR AN ARC DISTANCE OF 450.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 155.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONVEXED TO THE SOUTHEAST RADIUS OF 672.89 FEET, CHORD BEARING OF NORTH 36 DEGREES, 46 MINUTES, 22 SECONDS EAST, CHORD DISTANCE OF 77.33 FEET, FOR AN ARC DISTANCE OF 77.37 FEET TO A POINT OF INTERSECTION WITH A CURVE; THENCE ALONG A CURVE CONVEXED TO THE NORTH RADIUS OF 200.00 FEET, CHORD BEARING OF NORTH 71 DEGREES, 14 MINUTES, 44 SECONDS WEST, CHORD DISTANCE OF 82.12 FEET, FOR AN ARC DISTANCE OF 82.71 FEET TO A POINT OF INTERSECTION WITH A TANGENT; THENCE NORTH 6 DEGREES, 04 MINUTES, 27 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 10 DEGREES, 14 MINUTES, 58 SECONDS EAST, A DISTANCE OF 167.22 FEET; THENCE NORTH 00 DEGREES, 04 MINUTES, 31 SECONDS WEST, A DISTANCE OF 148.00 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 29 SECONDS EAST, A DISTANCE OF 167.22 FEET; THENCE NORTH 00 DEGREES, 04 MINUTES, 31 SECONDS WEST, A DISTANCE OF 299.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES, 55 MINUTES, 29 SECONDS EAST, A DISTANCE OF 1030.00 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON SEPTEMBER 5, 1958, AS DOCUMENT 1816080, IN COOK COUNTY, ILLINOIS.

PARCEL ID #07-16-415-002-0000

THIS BEING THE SAME PROPERTY CONVEYED TO VENTURES TRUST 2013 I-H-R BY

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MCM CAPITAL PARTNERS LLC, ITS TRUSTEE FROM THE JUDICIAL SALE CORPORATION, AN ILLINOIS CORPORATION IN A DEED DATED AUGUST 05, 2015 AND RECORDED AUGUST 19, 2015 AS INSTRUMENT NO. 1523139197.

575 Olive St. Hoffman Estates, IL 60169

Property of Cook County Clerk's Office