

# UNOFFICIAL COPY



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**Doc#:** 1625715077 **Fee:** \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/13/2016 01:25 PM Pg: 1 of 3

**MAIL TAX BILL TO:**  
Blueprint Management Services, LLC

**MAIL RECORDED DEED TO:**

## SPECIAL WARRANTY DEED

THE GRANTOR, FNBN I, LLC of 345 Rouser Road, Building #5 Corapolis, PA 15108, a corporation organized and existing under the laws of **USA**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Blueprint Management Services, LLC, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 1 IN THE 7327 SOUTH CHAMPLAIN AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 IN SUB BLOCK 1 IN WETHERELL'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 2 IN BROOKLINE, SAID BROOKLINE BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 23, 2007 AS DOCUMENT NUMBER 0708222136 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED 50% INTEREST IN THE COMMON ELEMENTS AND RIGHT TO USE PARKING SPACE P-1, ALL IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 20-27-221-047-1001  
(20-27-221-009 U/P)

**PROPERTY ADDRESS:** 7327 S. Champlain Avenue Unit #1, Chicago, IL 60619

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grant, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

ENDREVIEW



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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura

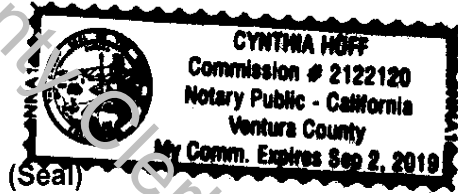
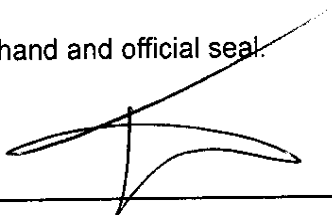
On 8/23/ 2016 before me, Cynthia Hoff, Notary Public  
(insert name and title of the officer)

personally appeared Rob Schreibman  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



Property of Clerk's Office