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Doc#: 1626349022 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2016 09:34 AM Pg: 1 of 4

Dec ID 20160901658030
ST/CO Stamp 0-479-853-376 ST Tax \$35.00 CO Tax \$17.50
City Stamp 0-546-700-096 City Tax: \$367.50

When Recorded, Return to:

*Millennium Trust Company LLC
2001 Spring Road, Suite 700
Oak Brook, IL 60523*

Mail Tax Bills to:

*Millennium Trust Company LLC
2001 Spring Road, Suite 700
Oak Brook, IL 60523*

C.T.I./W

16NW 71254 JP

HL 192

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS I ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to Millennium Trust Co LLC Custodian FBO Dale William Bernards SEP IRA ("Grantee") with a principal address at Millennium Trust Company LLC 2001 Spring Road, Suite 700, Oak Brook, IL 60523, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND
PERMITTED EXCEPTIONS AND MADE PART HEREOF
ON EXHIBIT B**

The subject Real Estate does not constitute homestead property of Grantor

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 8 day of September, 2016.

GRANTOR: FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS I

By: NORTHBROOK BANK & TRUST COMPANY, AS SOLE MEMBER

By: Irene Calzadilla
IRENE CALZADILLA

Its: Vice President

I, DANIEL A SHARKEY, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irene Calzadilla, personally known to me to be the Vice President of Northbrook Bank & Trust Company, sole member of FCBT Holdings, LLC, Series FC PAD Holdings I, and 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 as such Vice President, she signed and delivered the said instrument pursuant to authority given by the company as her free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of September, 2016.

Daniel A Sharkey

Daniel A. Sharkey
Commission No. 82632
Notary public - Illinois
Cook County
My Comm. Expires Sept 01, 2019

Prepared by:

Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

Special Warranty Deed

Grantee: Millennium Trust Co LLC Custodian FBO Dale William Bernards SEP IRA

Grantor: FCBT Holdings, LLC, Series FC PAD Holdings, I

Property Address: 445-457 N. Waller, Chicago, IL

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EXHIBIT A

LOTS 6, 7, 8, 9 AND 10 IN WILLIAM H. ODIORNE'S SUBDIVISION OF BLOCK 8 IN AUSTINVILLE, BEING AUSTIN AND MERRICK'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 445-57 N. Waller, Chicago, IL 60644

PIN: 16-09-227-001-0000; 16-08-227-002-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment 16NW7121541NP with an effective date of July 19, 2016, as amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any. Rights of any existing tenants.
10. All of the matters, terms, and conditions set forth in that certain Real Estate Purchase and Sale Contract between Grantor and Grantee with an Acceptance Date of July 5, 2016, as amended.
11. Rights of any existing tenants occupying any portion of the subject property.