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Doc#: 1630217029 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2016 10:06 AM Pg: 1 of 4

Dec ID 20161001671358
ST/CO Stamp 1-909-038-912 ST Tax \$116.50 CO Tax \$58.25
City Stamp 0-387-358-528 City Tax: \$1,223.25

When Recorded, Return to:
Melissa M. Mercado
3501 N. Whipple St.
Chicago, IL 60618

Mail Tax Bills to:
Melissa M. Mercado
3501 N. Whipple St.
Chicago, IL 60618

KH/DNP
1 of 8

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that FCBT HOLDINGS, LLC, SERIES FC PAD HOLDINGS III ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to MELISSA^{* M.} MERCADO ("Grantee") with a principal address at 3501 N. Whipple St. Chicago IL 60618 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:

16NW 71207082/P

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE PART HEREOF**

CT

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 17 day of October, 2016.

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

By: NORTHBROOK BANK & TRUST COMPANY, AS SOLE MEMBER

By: Irene Calzadilla
IRENE CALZADILLA

Its: Vice President

I, DANIEL A SHANLEY, 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 III, 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 17 day of October, 2016.

Daniel A Shanley

Daniel A. Shanley
Commission No. 825383
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: Melissa Mercado
Grantor: FCBT Holdings, LLC, Series FC PAD Holdings, III
Property Address: 3928 W. Lexington, Chicago, IL


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EXHIBIT A



COMMON ADDRESS: 3928 W. Lexington, Chicago, IL 60624

PIN: 16-14-305-035-0000

LOT 34 IN BLOCK "B" IN VANCE'S GARFIELD BOULEVARD ADDITION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1889 AS DOCUMENT NUMBER 1063467 IN BOOK 32 OF PLATS, PAGE 36, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		21-Oct-2016
	CHICAGO:	873.75
	CTA:	349.50
	TOTAL:	1,222.25*
16-14-305-035-0000 20161001671358 0-387-358-528		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Oct-2016
	COUNTY:	58.25
	ILLINOIS:	116.50
	TOTAL:	174.75
16-14-305-035-0000 20161001671358 1-909-038-912		

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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 16NW7120708NP with an effective date of August 25, 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 August 23, 2016 as amended.