

UNOFFICIAL COPY

2016-02371
SPECIAL WARRANTY DEED
Statutory (Illinois)
(L.L.C. to Individual)



Doc# 1700355187 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 02:11 PM PG: 1 OF 2

MAIL TO:

Steven R. Felton
RE Law Chicago
2220 W. North Avenue
Chicago, IL 60647

NAME & ADDRESS OF TAXPAYER:

Todd Takes 2537 W. Chicago Ave
3543 North Claremont Ave. UNIT 2
Chicago, IL 60647

THE GRANTOR, FV-1, Inc. in Trust for Morgan Stanley Capital Holdings LLC, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Colorado and duly authorized to transact business in the State of Illinois for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEY and WARRANT to the GRANTEE(S), Todd Takes, 2537 W. Chicago Ave., Unit #2, Chicago, IL 60622 party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

LOT 48 IN SHELDON ESTATE SUBDIVISION OF BLOCK 32, BEING A SUBDIVISION IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS.


Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:



The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenant, and restrictions of record.

Permanent Index No. (s): 14-19-301-009-0000
Property Address: 3543 North Claremont Ave., Chicago, IL 60618

PREMIER TITLE

REAL ESTATE TRANSFER TAX		30-Dec-2016
	CHICAGO:	4,410.00
	CTA:	1,764.00
	TOTAL:	6,174.00 *
14-19-301-009-0000 20161201694452 0-779-802-816		


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

REAL ESTATE TRANSFER TAX		30-Dec-2016
	COUNTY:	294.00
	ILLINOIS:	588.00
	TOTAL:	882.00
14-19-301-009-0000 20161201694452 0-636-352-704		

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In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its authorized signatory, this X 5 day of X December, 2016.

Name of Company: FV-1, Inc. in Trust for Morgan Stanley Capital Holdings LLC by: Specialized Loan Servicing LLC, as attorney-in-fact

By X 
Specialized Asset Management, LLC as Attorney in Fact for Specialized Loan Servicing LLC

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES
Jeffrey Dowden, Assistant Vice President
Specialized Asset Management, LLC
as Attorney in Fact for Specialized Loan Servicing, LLC

STATE OF Colorado
COUNTY OF Douglas)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Jeffrey Dowden personally known to me to be the authorized signatory of Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing LLC, as Attorney in fact for FV-1, Inc. in Trust for Morgan Stanley Capital Holdings LLC 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 severally acknowledged that as such authorized signatory he signed and delivered the said instrument and caused the company seal of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this X 5 day of X December, 2016

X  Notary Public

My commission expires X _____

ALEXANDER S ASINOF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034451
MY COMMISSION EXPIRES 08/31/2019

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph ____, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselmo Lindberg Oliver LLC
1771 W. Diehl St. 120
Naperville, IL 60563

Property Address: 3543 North Claremont Ave., Chicago, IL 60618

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111