

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, FC-1 LLC, SERIES 163 W. DIVISION G-A, for and in consideration of the sum of ten and 00/100 dollars, and other good and valuable consideration in hand paid, conveys and warrants to FC-1 LLC, SERIES 163 W. DIVISION G-A; FC-1 LLC, SERIES 2332 W. CHARLESTON; FC-1 LLC, SERIES 1765 W. ARMITAGE; FC-1 LLC, SERIES 646 W. ROSCOE; FC-1 LLC, SERIES 1238 W. WINNEBAGO; FC-1 LLC, SERIES 2246 W. BELDEN; FC-1 LLC, SERIES 4653-57 N. BEACON; FC-1 LLC, SERIES 1101-03 N. WESTERN; FC-1 LLC, SERIES 2301 N.

OAKLEY; FC-1 LLC, SERIES 3340 N. OAKLEY; FC-1 LLC, SERIES 1653 N. HALSTED; FC-1 LLC, SERIES 1135 N. DAMEN; FC-1 LLC, SERIES 1657 N. HALSTED; FC-1 LLC, SERIES 1316 W. FLETCHER; FC-1 LLC, SERIES 644 W. SCHUBERT; FC-1 LLC, SERIES 1930 W. HENDERSON; FC-1 LLC, SERIES 2235 N. CLYBOURN; FC-1 LLC, SERIES 2136 W. BELMONT; FC-1 LLC, SERIES 2652 W. LOGAN; FC-1 LLC, SERIES 3040 N. SOUTHPORT; FC-1 LLC, SERIES 813 W. BUCKINGHAM; FC-1 LLC, SERIES 845 W. BUCKINGHAM; and FC-1 LLC, SERIES BRADLEY DEVELOPMENT; the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

**Legal Description:** UNIT NUMBER, G-A DIVISION COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 THROUGH 9, BOTH INCLUSIVE AND LOT 10 EXCEPT THE SOUTH 12.83 FEET OF SAID LOT IN BLOCK 1 IN JOHNSTON ROBERTS AND STOFERS ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26220772 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Permanent Index Number:** 17-04-404-026-1001

**Property Address:** 1147 N. Wells, Chicago, Illinois 60610

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** covenants, conditions and restrictions of record, if any, private, public and utility easements and roads and highways, installments not due at the date hereof of any special tax or

REAL ESTATE TRANSFER TAX	03-Mar-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-04-404-026-1001 | 20170301619647 | 0-137-480-896

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

Doc# 1706216121 Fee \$64.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 AFFIDAVIT FEE: \$2.00  
 KAREN A. YARBROUGH  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 03/03/2017 02:41 PM PG: 1 OF 3

PH

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assessment for improvements heretofore above, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

TO HAVE AND TO HOLD said premises forever.

Charles Mudd hereby declares that this Warranty Deed represents a transaction exempt under the provisions of § 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

**FC-1 LLC, SERIES  
163 W. DIVISION G-A**

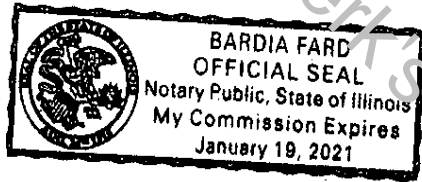
By: [Signature]  
Its: MBR

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Charles Mudd, the Manager of FC-1 LLC, SERIES 163 W. DIVISION G-A, as trustee and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and voluntary of said trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of March, 2017.

[Signature]  
Notary Public



**MAIL TO:**

Mod Mugant  
2934 W. Montrose  
Chgo. IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**

Mod Mugant  
2934 W. Montrose  
Chgo. IL 60614

REAL ESTATE TRANSFER TAX		06-Mar-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-04-404-026-1001 | 20170301619647 | 0-944-319-168

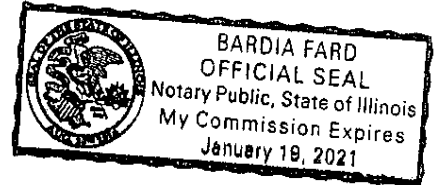
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 1, 2017 Signature: [Signature]  
Grantor

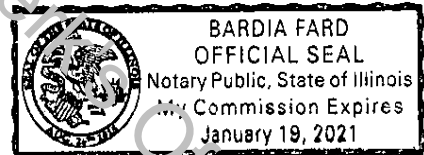
Subscribed and sworn to before  
Me by the said [Signature]  
this 1 day of March  
2017.  
NOTARY PUBLIC [Signature]



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date March 1, 2017 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said [Signature]  
This 1 day of March  
2017.  
NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)