

# UNOFFICIAL COPY

Doc#. 1724046290 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2017 12:48 PM Pg: 1 of 3

#400338596 GIT  
**SPECIAL WARRANTY DEED**  
Illinois Statutory  
(Limited Liability Co. to Individual)

Dec ID 20170801609443  
ST/CO Stamp 2-080-251-328 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 0-969-176-000 City Tax: \$3,412.50

AFTER RECORDING MAIL TO:

DEL D HALPER  
10 S LASALLE STREET SUITE 3500  
CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

BRYAN JOHNSON  
1948 E 72ND PLACE UNIT 3  
CHICAGO IL 60649 2910

Above Space for recorder's use only

THE GRANTOR: **FC REALTY, LLC SERIES FC 1948 E. 72ND PLACE**, an Illinois limited liability company, duly authorized to transact business in the State of Illinois for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the member of said company, CONVEYS AND WARRANTS to:

**BRYAN JOHNSON**, a single person,  
of 10358 S. Vernon Ave., Chicago, Illinois

All interest in the following described real estate situated in the County of Cook, State of Illinois to wit:

**SEE EXHIBIT A ATTACHED HERETO**

**THIS IS NOT A HOMESTEAD PROPERTY**

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; private, public, and utility easements; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.

Permanent Real Estate Index Number: 20-25-121-010-0000

Commonly Known As: 1948 E. 72nd Place, Chicago, IL 60649 -2910

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Managers this 21<sup>st</sup> day of August, 2017

**FC REALTY, LLC SERIES FC 1948 E. 72ND PLACE**

Andrew Calcutt (SEAL)  
By: Sleeping Bear Capital, LLC  
By: Andrew Calcutt, its Manager


George Freeman (SEAL)  
By: Sleeping Bear Capital, LLC  
By: George Freeman, its Manager

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STATE OF ILLINOIS    )  
                                   )  
 COUNTY OF COOK     )    SS.:



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Calcutt & George Freeman, not personally but as Managers of FC Realty, LLC Series FC 1948 E. 72nd Place, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument on behalf of the Company as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.


GIVEN under my hand and seal this 21<sup>ST</sup> day of August, 2017

  
 Notary Public



This instrument was prepared by:  
 Andrew H. Calcutt, Esq.  
 1313 W. Randolph St., Suite 304  
 Chicago, IL 60607  
 (312) 645-6222

REAL ESTATE TRANSFER TAX		28-Aug-2017
	COUNTY:	162.50
	ILLINOIS:	325.00
TOTAL:		487.50
20-25-121-010-0000   20170801609443   2-080-251-328		

REAL ESTATE TRANSFER TAX		28-Aug-2017
	CHICAGO:	2,437.50
	CTA:	975.00
TOTAL:		3,412.50 *
20-25-121-010-0000   20170801609443   0-969 178 000		
* Total does not include any applicable penalty or interest due.		

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## EXHIBIT "A"

LOT 11 IN BLOCK 5 IN SOUTH KENWOOD, A SUBDIVISION OF BLOCKS 2, 7 AND 8 IN GEORGE W. CLARK'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF BLOCK 3 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 1948 E 72nd Pl., Chicago, IL 60649  
Tax Number: 20-25-121-010-0000

Property of Cook County Clerk's Office