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1736313057D

This Instrument Prepared by:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Doc# 1736313057 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 02:41 PM PG: 1 OF 3

Return To After Recording:

John Coffman
10317 South Longwood Drive
Chicago, IL 60643
Reference Number: N-OHA-113204

Mail Tax Statements To:

John Coffman
10317 South Longwood Drive
Chicago, IL 60643

Property Tax ID#: 25-18-200-050-1003

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 15 day of June, 2017, by and between **VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE**, a mailing address of 1114 Avenue of the Americas 27th Floor, New York, NY 10036 hereinafter referred to as Grantors and **JOHN COFFMAN**, a mailing address of 10317 South Longwood Drive, Chicago, IL 60643, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$168,000.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, Illinois:

10317 South Longwood Drive, Chicago, IL 60643

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being all of the same Property conveyed to Grantor by virtue of a Judicial Sales Deed recorded June 10, 2016 among the Official Property Records of Cook County, Illinois as Instrument 161213037.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns of the

29-Dec-2017
25-18-200-050-1003 | 20170601676988 | 1-972-228-128
COUNTY: 84.00
ILLINOIS: 168.00
TOTAL: 252.00
REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX

29-Dec-2017



CHICAGO: 1,260.00
CTA: 504.00
TOTAL: 1,764.00 *

25-18-200-050-1003 | 20170601676988 | 0-053-503-008

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

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Grantor hereby warrants to the Grantee that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 13 day of June, 2017.

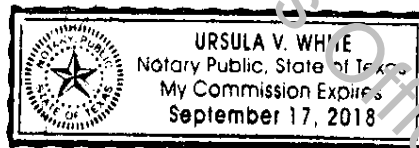
VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE
BY CHRONOS SOLUTIONS, LLC AS ITS ATTORNEY IN FACT

By Tamika Bell
Print Name: Tamika Bell
Title: Closing Coordinator

STATE OF Texas
COUNTY OF Dallas

On the 13 day of June in the year 2017 before me, the undersigned, a Notary Public personally appeared Tamika Bell, Closing Coordinator (Title of Officer) of CHRONOS SOLUTIONS, LLC AS ITS ATTORNEY IN FACT for VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the county and state above.

Ursula V. White
Notary Public
Printed Name: Ursula V. White
My Commission expires 9-17-18



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

Unit L-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LONGWOOD LOFT (FORMERLY BELL TOWER) CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92764513, IN PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 10317 South Longwood Drive, Chicago, IL 60643
Parcel ID: 25-18-200-050-1003

Property of Cook County Clerk's Office