

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc# 1834849105 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2018 10:55 AM PG: 1 OF 5

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THE GRANTOR, FTS VENTURES LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to HAO FENG and YINGQI CHEN, husband and wife of 2708 Willow Bend Rd Chicago, IL 60631, State of Illinois, not as tenants in common or joint tenants, but as tenants by the entirety ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenants, promises and agrees, to and with Grantee, its successors 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 encumbered 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 MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.**

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

Permanent Real Estate Index Number: 16-21-219-001-0000

Address of Real Estate: 5017 W. 14<sup>th</sup> Street, Cicero, IL 60804 ("Real Estate")

Freedom Title Corporation  
2220 Hicks Road  
Suite 206  
Rolling Meadows, IL 60008

T O W N O F C I C E R O	Town of Cicero	Address: 5017 W 14 <sup>th</sup> ST	Real Estate Transfer Tax
		Date: 12/06/2018	\$9,300.00
		Stamp #: 2018 5529	Payment Type: Credit
		By: kdevakos	Compliance #: 2018-B2740RRH

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COOK COUNTY  
RECORDER OF DEEDS

Property  
COOK COUNTY  
RECORDER OF DEEDS  
County Clerk's Office

INTY  
DEED

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-112

REAL ESTATE TRANSFER TAX

13-Dec-2018



COUNTY:	465.00
ILLINOIS:	930.00
TOTAL:	1,395.00

16-21-219-001-0000

20181101639374 | 0-486-934-176

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## Exhibit A

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE AS OF THE DATE HEREOF;
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
3. PUBLIC AND UTILITY EASEMENTS;
4. ACTS DONE BY OR SUFFERED THROUGH GRANTEE;
5. EXISTING LEASES AND TENANCIES; AND
6. ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED.

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## LEGAL DESCRIPTION

LOTS 47 AND 48 IN BLOCK 33 IN GRANT LOCOMOTIVE WORKS ADDITION, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## ADDRESS OF THE REAL ESTATE:

5017 W. 14<sup>th</sup> Street, Cicero, IL 60804

## PERMANENT IDENTIFICATION NUMBER:

16-21-219-001-0000

Property of Cook County Clerk's Office


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Dated this 7<sup>th</sup> day of December, 2018.

**FTS VENTURES LLC,**  
an Illinois limited liability company

By: **FTS VENTURES MANAGER LLC,**  
an Illinois limited liability company

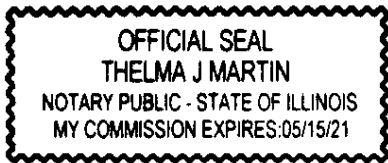
Its: **Manager**


By:   
\_\_\_\_\_  
Matt Janko, Manager

State of Illinois )  
                                  ) SS  
County of Cook    )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matt Janko Manager of FTS VENTURES MANAGER LLC, an Illinois limited liability company, Manager of FTS VENTURES LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 4<sup>th</sup> day of December, 2018.



  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:

Chad M. Poznansky, Clark Hill PLLC  
130 E. Randolph Street, Suite 3900  
Chicago, Illinois 60601

**UPON RECORDING RETURN TO:**

Robert D. Lin, Esq.  
Law Offices of Robert D. Lin, LLC  
700 Commerce Drive, Suite 500  
Oak Brook, IL 60523

**SEND SUBSEQUENT TAX BILLS TO:**

Yingqi Chen  
2708 Willow Bend Rd  
Champaign, IL 61822