

# UNOFFICIAL COPY



Doc# 1910116161 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2019 04:06 PM PG: 1 OF 4

**PREPARED BY/RETURN TO:**

Erika Knigge  
KDK Services, LLC  
PO Box 290909  
Columbia, SC 29229

Grantee Address/Send Tax Statements To: T-Capital Group, LLC, c/o AZP Capital, LLC, PO Box 2031, Higley, AZ 85236

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
20-29-128-008-0000

## SPECIAL WARRANTY DEED

This **Special Warranty Deed** is made on this 9<sup>th</sup> day of October, 2018 between Grantor, **Harbour Portfolio VI, LP**, a Limited Partnership organized and existing under the laws of the State of Texas, whose address is 8214 Westchester Drive, Suite 635, Dallas, TX ("Grantor"), and Grantee, **T Capital Group, LLC**, a Limited Liability Company organized and existing under the laws of the State of Arizona, whose current address is c/o AZP Capital, LLC, PO Box 2031, Higley, AZ 85236 ("Grantee"), and to Grantee's heirs and assigns.

In consideration of the sum of Four Thousand Six Hundred Dollars and 00/100 (\$4,600.00), Grantor hereby grants, bargains, sells and conveys with special warranty unto Grantee, and to Grantee's heir and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's rights, title and interest in and to that certain tract or parcel of land commonly known as **1317 West 73<sup>rd</sup> Place** and situated in the County of Cook, City of Chicago, State of Illinois, described as follows ("the Premises"):

See Exhibit "A" which is attached hereto and incorporated herein.

Property Address: 1317 West 73<sup>rd</sup> Place, Chicago, IL 60636


Tax Map or Parcel ID #: 20-29-128-008-0000

Prior Recording Information: Recorded 06/27/2011 in Document # 1117822094

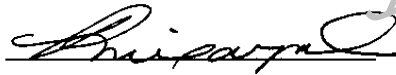
This conveyance is subject to any covenants, restrictions, reservations, encumbrances and easements that appear of record in the Office of the Recorder of Deeds, Cook County, Illinois.

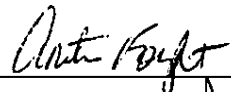
Rv

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REAL ESTATE TRANSFER TAX		11-Apr-2019
	CHICAGO:	37.50
	CTA:	15.00
	<b>TOTAL:</b>	<b>52.50 *</b>
20-29-128-008-0000   20190301619136   0-346-280-864		
* Total does not include any applicable penalty or interest due.		

And Grantor, for itself and its successors does convent, promise and agree, to and with Grantee, Grantee's heirs and assigns, the Grantor has not done or caused anything whereby the Premises hereby granted are or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.



  
 Printed: Phet Mixayvanh

  
 Printed: ~~Farzana Giga~~ Anita Fought

HARBOUR PORTFOLIO VI, LP

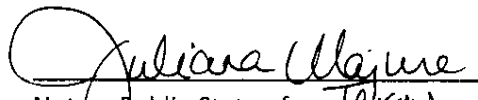
By: Charles A. Vose, III  
 Its: Manager

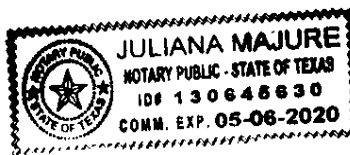
STATE OF TEXAS )  
 )  
 COUNTY OF DALLAS )      SS.

REAL ESTATE TRANSFER TAX		11-Apr-2019
	COUNTY:	2.50
	ILLINOIS:	5.00
	<b>TOTAL:</b>	<b>7.50</b>
20-29-128-008-0000   20190301619136   1-206-784-928		

**BE IT REMEMBERED**, that on this 9<sup>th</sup> day of October, 2018, before me the subscriber, a Notary Public in and for said state, personally came Charles A. Vose III, Manager for, Harbour Portfolio VI, LP the grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
 Notary Public-State of: Texas  
 My Commission Expires: 5-6-20



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## EXHIBIT "A" LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

LOT THIRTY-SEVEN (37) IN S.M. BLOSS AND COMPANY'S SUBDIVISION OF BLOCK NINE (9) IN JONES SUBDIVISION IN THE WEST HALF (1/2) OF SECTION TWENTY NINE (29), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX MAP OR PARCEL ID NO.: 20-29-128-008-0000

PROPERTY COMMONLY KNOWN AS: 1317 WEST 73<sup>RD</sup> PLACE CHICAGO, IL 60636

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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated APRIL 10, 2019

Signature: Morgan Ky as agent  
HARBOUR PORTFOLIO VI, LP

Subscribed and sworn to before  
Me by the said Harbour Portfolio VI, LP  
this 10 day of APRIL, 2019



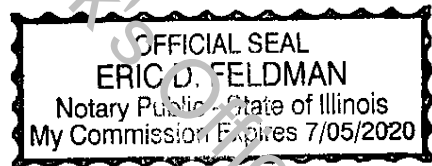
NOTARY PUBLIC E. D. Feldman

The Grantee or his/her/its 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 or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated APRIL 10, 2019

Signature: [Signature] as agent  
T CAPITAL GROUP, LLC

Subscribed and sworn to before  
Me by the said T Capital Group, LLC  
This 10 day of APRIL, 2019.



NOTARY PUBLIC E. D. Feldman

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.)