

UNOFFICIAL COPY



Doc#: 1008329082 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/24/2010 02:53 PM Pg: 1 of 4

This instrument was prepared by and after recording return to:

Garfield & Merel, Ltd.
180 N. Stetson, Suite 1300
Chicago, IL 60601
ATTN: Gregory A. McCormick

This space reserved for Recorder's use only.

FORM OF SPECIAL WARRANTY DEED

7834 S. Coles Avenue, LLC ("Grantor"), whose address is _____ for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by Eurasia Holdings 5 L, a Delaware limited liability company ("Grantee"), whose mailing address is c/o Pangea Equity Partners, 640 N. LaSalle Drive, Suite 638, Chicago, IL 60654 the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, title, interest claim or demand and appurtenances thereto in anywise belonging, and the reversions, remainders unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor.

The Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Grantor, as Lender, under that certain Mortgages dated August 10, 2006 and June 15, 2007 and recorded on September 12, 2006 and June 21, 2007 with the Cook County Recorder of Deeds as Document Numbers 0625539073 and 0717244049.

EXECUTED this 08 day of FEBRUARY, 2010.

7834 S. COLES AVENUE, LLC

By: [Signature]
Name: DAN MAIS
Title: MEMBER-MANAGER

NCS-369170-020 L.L./DEC 10F1

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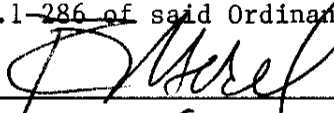
Exhibit A
LEGAL DESCRIPTION

LOT 52 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 21-30-410-023-0000

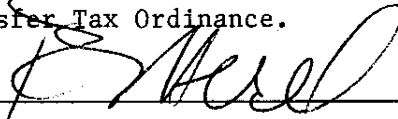
Commonly known as: 7834 S. Coles Avenue, Chicago, IL

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Tax Ordinance by Paragraph M of Section 200.1-286 of said Ordinance.



Date: 2.8.10

Exempt from taxation under the provision of Paragraph 4 Section 1 of the Illinois Real Estate Transfer Tax Act and Paragraph 4 Section 1 of the Cook County Transfer Tax Ordinance.



Date: 2.8.10

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, ADRIAN ANTAL, a Notary Public in and for said County, in
the _____ State aforesaid, **DO HEREBY CERTIFY THAT**
DAN MADIS who are 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 own free and
voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 08 day of February, 2010.

Adrian Antal

Notary Public



Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

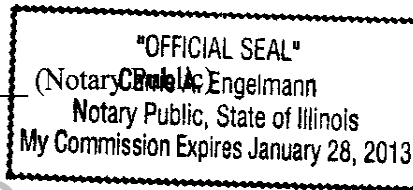
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other 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: ~~March~~ ^{February 8}, 2010

Signature: [Handwritten Signature] (Agent)

Subscribed and sworn to before me by the said Agent this ~~March~~ ^{February} 8th day of ~~March~~, 2010

[Handwritten Signature]



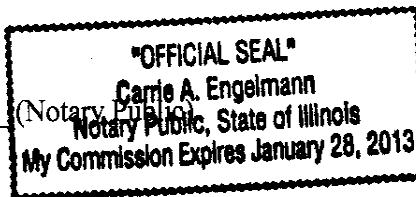
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other 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: ~~March~~ ^{February 8}, 2010

Signature: [Handwritten Signature] (Agent)

Subscribed and sworn to before me by the said Agent this ~~March~~ ^{February} 8th day of ~~March~~, 2010

[Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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.]