

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1011633007 Fee: \$74.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/26/2010 08:35 AM Pg: 1 of 6

1011633007

THIS INDENTURE, made this <sup>20th</sup> day of April, 2010, between **GREEN MARSHFIELD, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **FIRST NATIONAL BANK OF NAPERVILLE**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members/Managers of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the part of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

Box 400-CTCC

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Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to Grantee pursuant to (i) that certain Construction Mortgage dated as of July 13, 2007, and recorded on July 17, 2007, in the Cook County, Illinois Recorder's Office as Document No. 0719835060 and (ii) that certain Amendment of Rents dated as of July 13, 2007 and recorded on July 17, 2007 in the Cook County, Illinois Recorder's Office as Document No. 0719835061, shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain a separate, distinct and continuing liens and security interests as therein provided.

Permanent Real Estate Index Number: 11-30-217-008-0000

Address of Real Estate: 7717 N. Marshfield, Chicago, Illinois

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph L; Cook County Ordinance 93-0-27, paragraph M; and Chicago Real Property Transfer Tax Ordinance 3-33-060, paragraph M.

Candice S. Fox as V.P. of EMAN  
Signature of Buyer, Seller, or Rep.

Date: April 20, 2010

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

**GRANTOR:**

**GREEN MARSHFIELD, LLC**, an Illinois limited liability company

By: [Signature]  
Name: Martin Shatun  
Title: Member

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STATE OF ILLINOIS )

COUNTY OF Deu Page )

) ss.

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARTIN V. BAATIA personally known to be the member of Green Marshfield, LLC, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 18<sup>th</sup> day of November, 2009.

Irma Congelosi

Notary Public



This instrument was prepared by:

Dykema Gossett PLLC  
10 S. Wacker Drive, Suite 2300  
Chicago, Illinois 60606

AFTER RECORDING MAIL TO:

Dykema Gossett PLLC  
10 S. Wacker Drive, Suite 2300  
Chicago, Illinois 60606  
Attn: Michael D. Rothstein

SEND SUBSEQUENT TAX BILLS TO:

First National Bank of Naperville  
555 Fort Hill Drive  
Naperville, IL 60540  
Attn: Candie Fox

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## EXHIBIT A

### Legal Description

LOT 8 IN BLOCK 5 IN GUNDERSONS NORTH BIRCHWOOD SUBDIVISION OF BLOCKS 4 THROUGH 17 INCLUSIVE IN O'LEARY'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### Permitted Exceptions

1. General real estate taxes which are not yet due and payable for calendar year 2009 and subsequent years.
2. The rights of all persons claiming by, through or under the party of the second part.
3. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the party of the second part.
4. Exceptions B and H contained on Schedule B of the title commitment issued by Chicago Title Insurance Company, Commitment Number 008488768 dated October 21, 2009.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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 11/18/09, 2009.

Signature: [Handwritten Signature] (Grantor or Agent)

Subscribed and sworn to before me by the said [Handwritten Name] this 18th day of November, 2009.  
[Handwritten Signature] (Notary Public)



The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 11-18-09, 2009.

Signature: [Handwritten Signature] (Grantee or Agent)

Subscribed and sworn to before me by the said [Handwritten Name] this 18th day of November, 2009.  
[Handwritten Signature] (Notary Public)



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.]