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Doc#: 1013410045 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/14/2010 12:22 PM Pg: 1 of 9

SPECIAL WARRANTY DEED

THE GRANTOR, LOOMIS-LAFLIN LOFTS, LLC, an Illinois limited liability company, for and in consideration of (\$10.00) TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and pursuant to the authority of the undersigned, does **CONVEY, GRANT, BARGAIN AND SELL** unto **MADURO HOLDINGS, LLC**, an Illinois limited liability company, of 200 South Wacker Drive, Suite 3700, Chicago, Illinois 60606 ("GRANTEE")

Above Space for Recorder's Use Only

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto 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 above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

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 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: See Exhibit B attached hereto and made a part hereof.



First American Title Order #

L.L.

NCS- 432261

30F3

9

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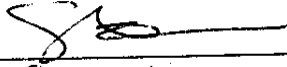
This deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401. It is the purpose and intent of Grantor and Grantee that the interests conveyed to Grantee hereunder shall not merge with the interests of Midwest Bank and Trust Company ("Midwest") under that certain Mortgage, Security Agreement and Fixture Financing Statement dated March 31, 2006, recorded with the Recorder of Deeds of Cook County, Illinois on May 25, 2006 as Document No. 0614520081, amended by Amendment to Mortgage, Security Agreement and Fixture Financing Statement recorded on April 2, 2007 as Document No. 0709244036, as further amended by Amendment No. 2 Mortgage, Security Agreement and Fixture Financing Statement recorded on October 24, 2007 as Document No. 0729731083, as further amended by Amendment No. 3 to Mortgage, Security Agreement and Fixture Financing Statement recorded on February 7, 2008 as Document No. 0803834002, as further amended by Amendment No. 4 to Mortgage, Security Agreement and Fixture Financing Statement recorded on October 16, 2008 as Document No. 0829022092, as further amended by Amendment No. 5 to Mortgage, Security Agreement and Fixture Financing Statement dated as of January 5, 2009, all executed by Grantor in favor of Midwest and all as assigned by Midwest to Maduro Investment, LLC by Assignment of Mortgage and Assignment of Leases and Rents dated May __, 2010, recorded on May __, 2010 as Document No. _____. The fee interest conveyed hereunder shall remain subject to the Mortgage, as amended, modified and assigned. It is the intent of Grantor and Grantee that all interest of Grantor, including the equity of redemption in said real property is hereby conveyed to the Grantee. This conveyance does not constitute an equitable mortgage.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, said Grantor has executed the foregoing instrument as of the ___ day of May, 2010.

LOOMIS-LAFLIN LOFTS, LLC, an Illinois limited liability company

By: 
Name: STEVE LIU
Title: MANAGING MEMBER

THIS CONVEYANCE IS EXEMPT FROM ILLINOIS STATE AND COUNTY TRANSFER TAXES PURSUANT TO 35 ILCS 200/31-45 (I)

By: _____

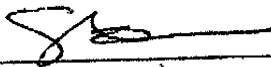
Agent of Transferor

Property of Cook County Clerk's Office


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IN WITNESS WHEREOF, said Grantor has executed the foregoing instrument as of the ___ day of May, 2010.

LOOMIS-LAFLIN LOFTS, LLC, an Illinois limited liability company

By: 
Name: STEVE Lino
Title: Managing Member

THIS CONVEYANCE IS EXEMPT FROM ILLINOIS STATE AND COUNTY TRANSFER TAXES PURSUANT TO 35 ILCS 200/31-45 (I)

By: 
Agent of Transferor

Property of Cook County Clerk's Office

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State of Illinois)
 County of COOK) ss.

I, the undersigned, a Notary Public for and for in said County, in the State aforesaid, DO HEREBY CERTIFY that Steve Lipe personally known to me to be the Managing Member of LOOMIS-LAFLIN LOFTS, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of May, 2010.

My Commission expires: March 27, 2011 *Michelle Edelstein*
 Notary Public



This instrument was prepared by: Brett A. Feinberg, Esq.
 Barack Ferrazzano Kirschbaum & Nagelberg LLP
 200 West Madison Street
 Suite 3900
 Chicago, Illinois 60606

After Recording, Please Return To: Brett A. Feinberg, Esq. Barack Ferrazzano Kirschbaum & Nagelberg LLP 200 West Madison Street Suite 3900 Chicago, Illinois 60606	Send Subsequent Tax Bills To: Thomas Ricketts Maduro Investment, LLC 200 South Wacker Drive Suite 3700 Chicago, Illinois 60606
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EXHIBIT A TO DEED

LEGAL DESCRIPTION

LOTS 1 THROUGH 25, INCLUSIVE IN BLOCK 14 IN SAMPSON AND GREEN'S SUBDIVISION OF BLOCK 2 TO 6 AND 11 TO 14 ALL INCLUSIVE IN SAMPSON AND GREEN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FIVE ACRES IN THE NORTHWEST CORNER OF THE EAST HALF OF SAID TRACT), ALL IN COOK COUNTY, ILLINOIS.

TAX PARCEL IDENTIFICATION NUMBERS:

17-20-127- 001-0000
17-20-127- 002-0000
17-20-127- 003-0000
17-20-127- 004-0000
17-20-127- 005-0000
17-20-127- 006-0000
17-20-127- 007-0000
17-20-127- 008-0000
17-20-127- 009-0000
17-20-127- 010-0000
17-20-127- 011-0000
17-20-127- 012-0000
17-20-127- 013-0000
17-20-127- 014-0000
17-20-127- 015-0000

COMMON ADDRESS:

1435 W. 15th Street and 1501 S. Laflin Street, Chicago, Illinois 60608

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. General real estate taxes for the final installment of the year 2009, the year 2010 and subsequent years, which are not yet due or payable.
2. Mortgage dated March 31, 2006 and recorded May 25, 2006 as document 0614520081, made by Loomis-Laflin Lofts, LLC, to Midwest Bank and Trust Company.

Amendment to Mortgage, Security Agreement and Fixture Financing Statement recorded April 02, 2007 as document 0709244036.

Amendment No. 2 to Mortgage, Security Agreement and Fixture Financing Statement recorded October 24, 2007 as document 0729731083.

Amendment No. 3 to Mortgage, Security Agreement and Fixture Financing Statement recorded February 07, 2008 as document 0803834002.

Amendment No. 4 to Mortgage, Security Agreement and Fixture Financing Statement recorded October 16, 2008 as document 0829022092.

Amendment No. 5 to Mortgage, Security Agreement and Fixture Financing Statement.

Assignment of Mortgage and Assignment of Leases and Rents from Midwest Bank and Trust Company in favor of Maduro Investment, LLC recorded May ___, 2010 as document _____.

3. Assignment of Rents made by Loomis-Laflin Lofts, LLC to Midwest Bank and Trust Company recorded May 25, 2006 as document 0614520082, as assigned.

Assignment of Mortgage and Assignment of Leases and Rents from Midwest Bank and Trust Company in favor of Maduro Investment, LLC recorded May ___, 2010 as document _____.

4. A financing statement recorded May 25, 2006 as 0614520083 of Official Records. Debtor: Loomis-Laflin Lofts, LLC Secured party: Midwest Bank and Trust Company, as assigned.
5. Permanent injunction entered on January 04, 2007 in case no. 06M1402452 in the Circuit Court of Cook County, Illinois, permanently enjoining defendants from renting, using, leasing or occupying the subject premises.

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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 title to real estate under the laws of the State of Illinois.

LOOMIS-LAFLIN LOFTS, LLC, an Illinois limited liability company

By: _____
Printed Name: STEVE LIND
Title: MANAGING MEMBER
Grantor or Agent

Dated: May 11, 2010

Subscribed and sworn to before me
by the said affiant
this 11th day of May, 2010

Notary Public Michelle Edelstein



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 a 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.

MADURO HOLDINGS, LLC, an Illinois limited liability company

By: _____
Printed Name: Thomas Ricketts
Title: Manager
Grantee or Agent

Dated: May __, 2010

Subscribed and sworn to before me
by the said affiant
this ____ day of May, 2010

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 the provisions of ILCS 35 200/31-1 et seq., the Illinois Real Estate Transfer Tax Act.)

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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 title to real estate under the laws of the State of Illinois.

LOOMIS-LAFLIN LOFTS, LLC, an Illinois limited liability company

By: _____
Printed Name: _____
Title: _____
Grantor or Agent

Dated: May ____, 2010

Subscribed and sworn to before me
by the said affiant
this ____ day of May, 2010

Notary Public _____

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 a 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.

MADURO HOLDINGS, LLC, an Illinois limited liability company

By: *Thomas Ricketts*
Printed Name: Thomas Ricketts
Title: Manager

Grantee or Agent

Dated: May 11, 2010

Subscribed and sworn to before me
by the said affiant
this 11th day of May, 2010

Notary Public *Michelle L Liskh*



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 the provisions of ILCS 35 200/31-1 et seq., the Illinois Real Estate Transfer Tax Act.)