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After recording, mail to:
Chad Richman
McDonald Hopkins LLC
300 North LaSalle Street, Suite 2100
Chicago, Illinois 60654

Doc#: 1021033020 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2010 09:09 AM Pg: 1 of 5

Mail tax bills to:

Aegean Real Estate, LLC
640 North LaSalle Street, Suite 638
Chicago, Illinois 60654

EXEMPT

Under provisions of:

- (i) Sections L and M of Section 4 of the Real Estate Transfer Tax Act, and
- (ii) Paragraph M, Sec 200.1-2 (B-6) or Paragraph M, Sec 200.1-4(b) of the Chicago Tax Ordinance

Chad Richman

Date 7/29/10

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 21 day of July, 2010 from **8231-37 S. ELLIS, LLC** an Illinois limited liability company ("Grantor"), in favor of **AEGEAN REAL ESTATE, LLC**, a Delaware limited liability company ("Grantee").

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents quit claim, grant, alien, remise, release, and confirm unto Grantee and its heirs and assigns FOREVER, the certain parcel of land, situate, lying and being in the Cook County, Illinois, and more particularly described on the attached **Exhibit A** and by this reference incorporated herein (the "**Property**").

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

AND this Special Warranty Deed is an absolute conveyance of title given in consideration of Grantee's release covenant not to enforce against Grantor (i) that certain Three Year Adjustable Term Note dated March 10, 2006, executed by Grantor, in favor of Grantee as endorsed by RBS Citizens, N.A., d/b/a Charter One, Successor by Merger with Charter One Bank, N.A., as

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original payee, (the "**Senior Note**"). The Senior Note is secured by, among other things that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated March 10, 2006 and recorded March 16, 2006 with the Cook County Recorder as Document No. 0607510003 (the "**Senior Mortgage**"); and (ii) that certain Three Year Adjustable Term Note dated February 13, 2008, executed by Grantor, in favor of Grantee as endorsed by RBS Citizens, N.A., d/b/a Charter One, Successor by Merger with Charter One Bank, N.A., as original payee, (the "**Junior Note**"). The Junior Note is secured by, among other things that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated February 13, 2008 and recorded February 21, 2008 with the Cook County Recorder as Document No. 0805231065 (the "**Junior Mortgage**").

AND execution, delivery and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the Senior Mortgage or Junior Mortgage with the interest conveyed under this Special Warranty Deed. Grantee, its successors, and assigns shall retain and preserve the right to foreclose the lien of the Senior Mortgage and the lien of the Junior Mortgage against all persons claiming an interest in, or a lien on, any or all of the Property conveyed under this Special Warranty Deed. This Special Warranty Deed shall not operate to discharge such mortgages by merger or otherwise, and the lien of such mortgages are hereby preserved in favor of Grantee, its successors and assigns.

TO HAVE AND TO HOLD said Property unto Grantee and its heirs and assigns, the sole benefit of the Property FOREVER.

[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered as of the date first above written.

GRANTOR:

8231-37 S. ELLIS, LLC, an Illinois limited liability company

By: *Krzysztof Ziomek*
Name: Krzysztof Ziomek
Title: Sole member/manager

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 21st day of July, 2010 by Krzysztof Ziomek, the authorized signatory of the aforementioned limited liability company. He is personally known to me or has produced a driver's license as identification.



Kimberly N. Singleton
Notary Public
Print Name: Kimberly N. Singleton
Serial No. (if any): N/A

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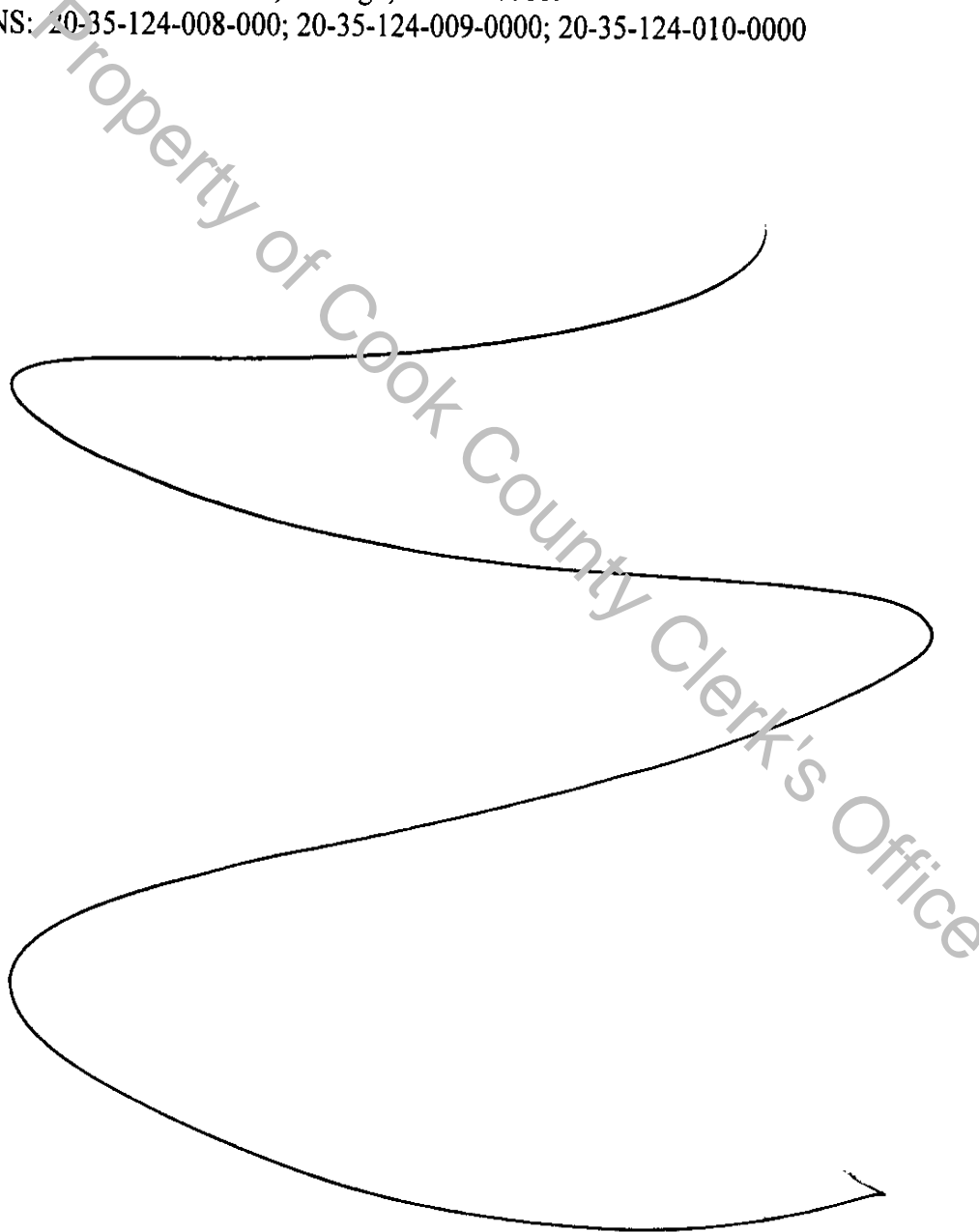
Exhibit A to Deed

Legal Description

LOTS 8, 9 AND 10 IN BLOCK 140 IN CORNELL, A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 8231-37 S. Ellis, Chicago, Illinois 60619

PINS: 20-35-124-008-000; 20-35-124-009-0000; 20-35-124-010-0000



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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 grantor shown on the deed is either a natural person, an Illinois land trust, an Illinois corporation, a foreign corporation authorized to do business or acquire and hold title to real estate in the State of Illinois, a partnership authorized to do business or acquire and hold title to real estate in the State of 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: 7/21/2010 Signature: [Handwritten Signature]

Subscribed and sworn to before me this 21st day of July 2010

My Commission Expires: Jan. 5, 14 Kimberly N. Singleton
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in the State of Illinois, a partnership authorized to do business or acquire and hold title to real estate in the State of 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: 7/21/2010 Signature: [Handwritten Signature]

Subscribed and sworn to before me this 21st day of July 2010

My Commission Expires: Jan. 5, 14 Kimberly N. Singleton
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 Section 4 Paragraph C of the Illinois Real Estate Transfer Tax Act).