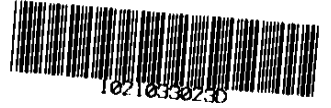


UNOFFICIAL COPY

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



Doc#: 1021033023 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2010 09:12 AM Pg: 1 of 5

Mail tax bills to:

Osmium Builders, 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

Date 7/23/2010

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 23rd day of July, 2010 from **8000-04 DREXEL, CORP.**, an Illinois corporation ("**Grantor**"), in favor of **OSMIUM BUILDERS, 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 grant, bargain, sell, 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 deed is an absolute conveyance of title given in consideration of Grantee's release covenant not to enforce against Grantor that certain Three Year Adjustable Term Note dated March 12, 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,

S 7
P 5
S N
SC 7
INTY 7

849890502248

UNOFFICIAL COPY

(the "Note"). The Note is secured by, among other things that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated March 12, 2008 and recorded March 31, 2008 with the Cook County Recorder as Document No. 0809134103 (the "Mortgage").

AND execution, delivery and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the 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 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 Mortgage by merger or otherwise, and the lien of such Mortgage is 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, and Grantor covenants and agrees to and with Grantee that Grantor has not heretofore done, committed, or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the Property hereby granted, or any part thereof, is, are or shall be charged or encumbered in title, estate or otherwise, except as set forth herein, and that, the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[Signature Page Follows]

UNOFFICIAL COPY

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:

8000-04 DREXEL, CORP., an Illinois corporation

By: *Nirica Doren*
Name: *NIRICA DOREN*
Title: *PRESIDENT*

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 23rd day of July, 2010 by *Nirica Doren*, the authorized signatory of the aforementioned corporation. He/she 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): _____

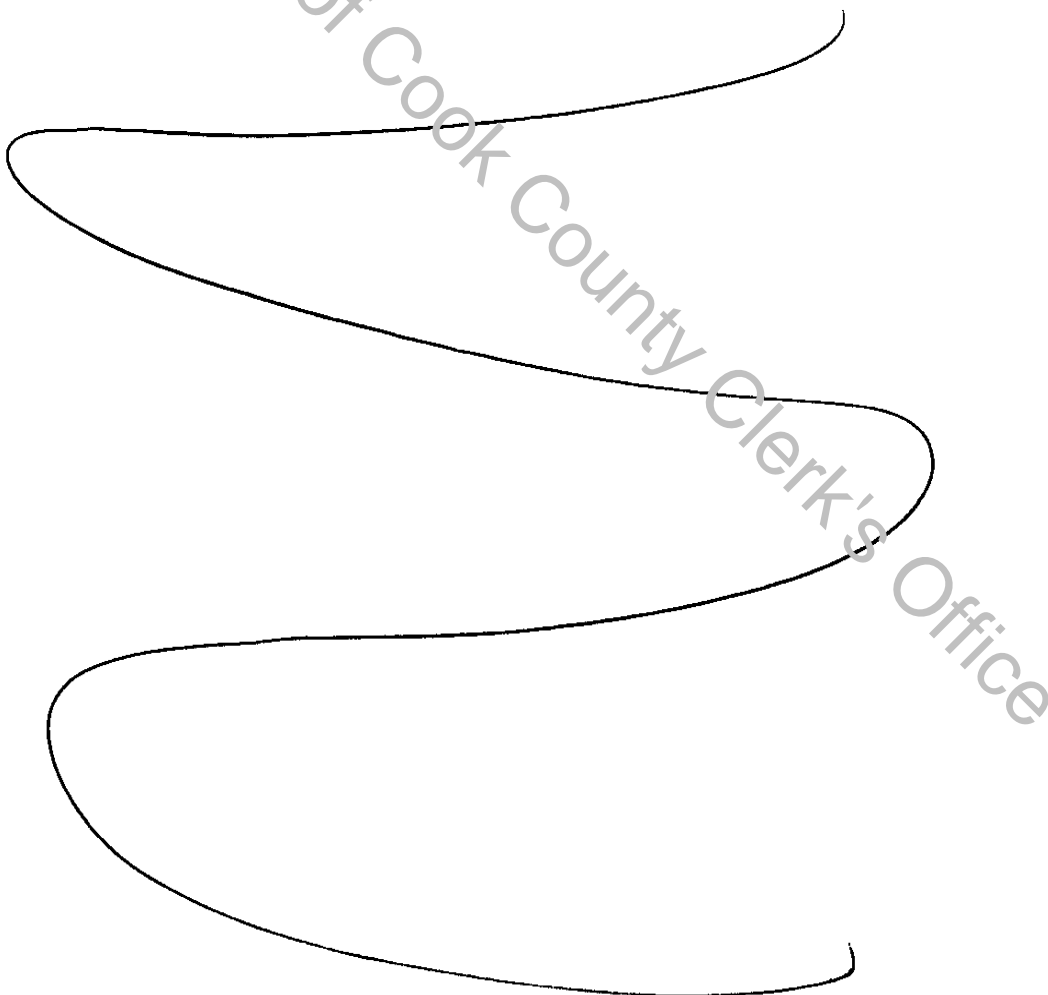
UNOFFICIAL COPY

Exhibit A to Deed

Legal Description

LOTS 128 AND 129 IN E.B. SHOGREN AND COMPANY'S AVALON HIGHLANDS SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED IN BOOK 158, PAGE 34 AS DOCUMENT 6751064, IN COOK COUNTY, ILLINOIS

Address: 8000-04 S. Drexel Avenue/851-57 East 80th Street, Chicago, Illinois 60619
PIN: 20-35-108-014-0000



UNOFFICIAL COPY

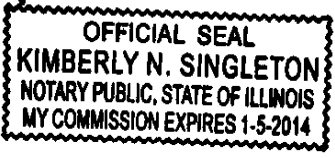
STATEMENT BY GRANTOR AND GRANTEE

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: July 23, 2010 Signature: [Handwritten Signature]

Subscribed and sworn to before me this 23rd 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: July 23, 2010 Signature: [Handwritten Signature]

Subscribed and sworn to before me this 23rd 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).