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SPECIAL WARRANTY DEED

State of Illinois)
) SS.
County of Cook)



Doc#: 1027310031 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/30/2010 11:41 AM Pg: 1 of 3

CTI-SA 172020 PL-CAST-187

THIS SPECIAL WARRANTY DEED, made September 29, 2010, by and between 2628 N Halsted LLC, an Illinois limited liability company, GRANTOR, and EB Group, LLC, an Illinois limited liability company, GRANTEE;

WITNESSETH, that the 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 whereof is hereby acknowledged, and pursuant to authority of the members and manager of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's successors and assigns, FOREVER, all the following described real estate in AS-IS condition, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 15, except the part taken for alley, in Reynold's Subdivision of the east 5 acres of Block 14 of Canal Trustees' Subdivision of east 1/2 of Section 29, Township 40 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois;

Commonly known and numbered as 2628 North Halsted Street, Chicago, Illinois 60614;

and, Property Index Number: 14-29-407-078-0000,

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, the Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's 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 CONVEY, and will warrant only and exclusively to those matters by, through or under the Grantor, and to those matters stated herein.

THIS DEED IS SUBJECT TO: (1) real estate taxes whether past due or not yet due and payable; (2) covenants, conditions, restrictions and building lines then of record; (3) easements or


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THIS DEED IS SUBJECT TO: (1) real estate taxes whether past due or not yet due and payable; (2) covenants, conditions, restrictions and building lines then of record; (3) easements or encroachments existing or of record; and (4) acts done or suffered by Grantee.

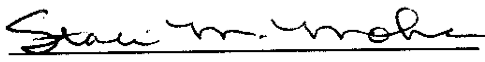
THIS SPECIAL WARRANTY DEED is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Evergreen Bank Group (formerly known as Evergreen Private Bank), an Illinois banking corporation, under the Mortgage.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized officer, the day and year first above written.

2628 N Halsted LLC, an Illinois limited company,

By: 
Steven Golovan, Its Sole Manager

I, the undersigned, a Notary Public in and for the said County of Cook, in the State of Illinois, aforesaid, DO HEREBY CERTIFY that Steven Golovan is personally known to me to be the Manager of 2628 N Halsted LLC, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority as Manager of said limited liability company as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.


Notary Public



My commission expires:

4/20, 2012

This instrument prepared by:

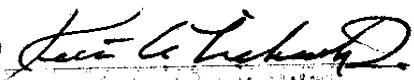
Kenneth A. Michaels Jr., Bauch & Michaels, LLC, 53 W. Jackson, Suite 1115, Chicago, IL 60604; Office: 312-588-5000.

Send subsequent tax bills to:

EB Group, LLC, 1515 W. 22nd St., Suite 100W, Oak Brook, IL 60523.

After recording, return to:

Robert Sodikoff, Aronberg Goldgehn, 330 N. Wabash Ave., Suite 1700, Chicago, IL 60611.

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

Dated 9-24, 2010 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 24th day of September
2010

[Signature]
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 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 9-24, 2010 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 24th day of September
2010

[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.]