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PREPARED BY AND AFTER RECORDING
RETURN TO:

Courtney E. Mayster
MUCH SHELIST
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606.1615

Doc#: 1105634054 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/25/2011 11:13 AM Pg: 1 of 6

The above space for Recorder's Use Only

WARRANTY DEED

THIS WARRANTY DEED is made as of the 16 day of February, 2011, by **YP PARTNERSHIP, LLP**, an Illinois limited liability partnership (the "**Grantor**"), having an address of 6440 North Central Avenue, Chicago, Illinois 60646, to **JWS CHARTER SPECIAL ASSETS LLC**, an Illinois limited liability company (the "**Grantee**") having an address of 1144 West Fulton Street, Suite 210, Chicago, Illinois 60607.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

Execution, delivery and acceptance of this Warranty Deed shall not be construed to create or effectuate a merger of the mortgage liens held by JWS Charter Special Assets LLC with the interest conveyed under this Warranty Deed. JWS Charter Special Assets LLC, its successors and assigns shall retain and reserve the right to foreclose the liens of JWS Charter Special Assets LLC's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Warranty Deed.

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.

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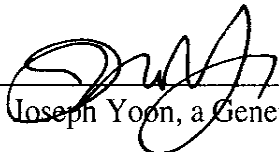
CITY OF EVANSTON
EXEMPTION

CITY CLERK

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GRANTOR:

YP PARTNERSHIP, LLP, an Illinois limited liability partnership

By:  _____
Joseph Yoon, a General Partner

By:  _____
Robert Perrini, a General Partner

SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

JWS Charter Special Assets LLC
1144 West Fulton Street
Suite 210
Chicago, Illinois 60606
Attention: Victor Michel

Property of Cook County Clerk's Office

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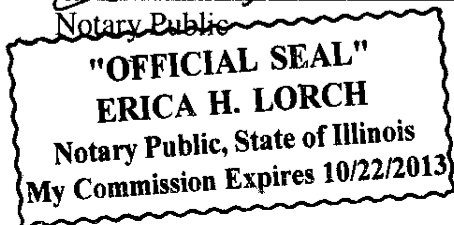
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, ERICA H. LORCH, a notary public in and for the County and State aforesaid, do hereby certify that **JOSEPH YOON**, as a general partner of YP Partnership, LLP, an Illinois limited liability partnership, 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 as his free and voluntary act, and the free and voluntary act of the partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of February, 2011.

My Commission expires: 10/22/2013

Erica H. Lorch
Notary Public



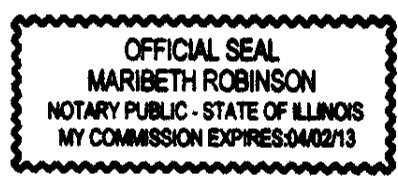
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Maribeth Robinson, a notary public in and for the County and State aforesaid, do hereby certify that **ROBERT PERNINI**, as a general partner of YP Partnership, LLP, an Illinois limited liability partnership, 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 as his free and voluntary act, and the free and voluntary act of the partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17 day of February, 2011.

My Commission expires: 4/2/13

Maribeth Robinson
Notary Public



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EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

UNIT 1515 AND P-223, IN OPTIMA HORIZONS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF LOT 1 IN OPTIMA HORIZONS AMENDED AND RESTATED RESUBDIVISION IN BLOCK 8 IN THE VILLAGE OF EVANSTON, IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUMS RECORDED AS DOCUMENT 0421734058, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINS: 11-18-119-036-1220
11-18-119-036-1465

ADDRESS: 800 ELGIN AVENUE, UNITS 1515 AND P223, EVANSTON, ILLINOIS 60201

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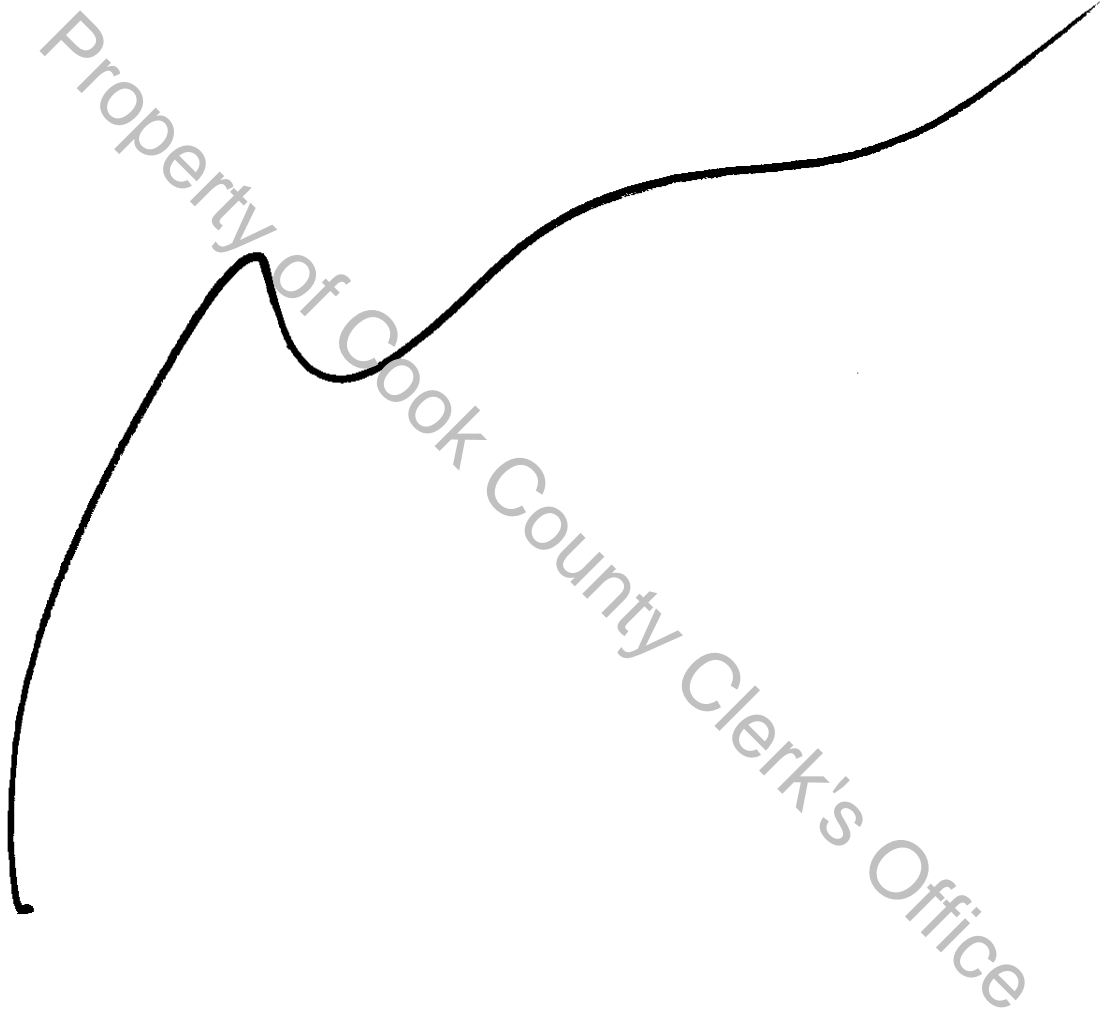
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EXHIBIT "B" TO WARRANTY DEED

PERMITTED EXCEPTIONS

The exceptions to title set forth on Schedule B of Chicago Title Insurance Company commitment number 1401 008839469.

Property of Cook County Clerk's Office



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STATEMENT BY GRANTOR AND GRANTEE

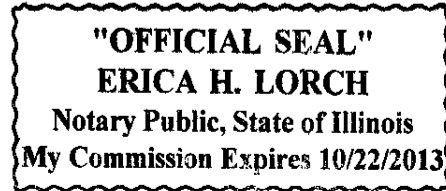
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated: 2/16, 2011

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said
this 16th day of FEBRUARY, 2011.

Notary Public [Signature]



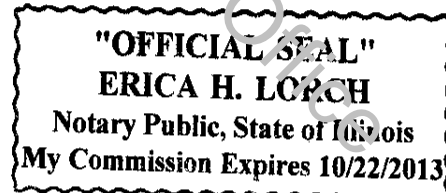
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 2/16, 2011

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said
this 16th day of FEBRUARY 2011

Notary Public [Signature]



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 200/31-45 of the Illinois Real Estate Transfer Tax Act.)