



Doc#: 1121042101 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2011 02:04 PM Pg: 1 of 3

THIS DOCUMENT PREPARED BY

FRANCIS L. KELDERMANS, ESQ.
HOLLAND & KNIGHT LLP
131 S. DEARBORN STREET
30TH FLOOR
CHICAGO, ILLINOIS 60603

AFTER RECORDING RETURN TO:

CHAD J. RICHMAN
MCDONALD HOPKINS LLC
300 NORTH LASALLE STREET
SUITE 2100
CHICAGO, IL 60654

MAIL TAX BILLS TO:

HAFNIUM RENTAL PROPERTIES LLC
640 N. LA SALLE DRIVE, SUITE 638,
CHICAGO, ILLINOIS 60654

This space reserved for Recorder's use only

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RECEIVER'S WARRANTY DEED

The Grantor, Erik L. Hubbard, as Receiver for all the properties of Seven Noce, LLC, an Illinois limited liability company, appointed under order entered in Circuit Court Case No. 09 CH 46491, Cook County, Illinois, whose mailing address is c/o Villa Capital Partners, LLC, 6227 S. Dorchester, Chicago, Illinois 60637, in consideration of ten dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, Hafnium Rental Properties, LLC, a Delaware limited liability company, whose mailing address is 640 N. La Salle Drive, Suite 638, Chicago, Illinois 60654, the real property in Cook County, Illinois described on attached Exhibit A.

The Conveyance is given pursuant to an Order Allowing Receiver to Sell and Convey Real Property free and clear of liens entered June 17, 2011, in the Circuit Court of the Chancery Division in and for Cook County, Illinois, Case No. 09 CH 46491 and pursuant to the Motion for Order Allowing Conveyance of the Property free and clear of liens in said Case.

As against all persons claiming by, through, or under the Grantor, the Grantor hereby covenants that the property is subject to all encumbrances, covenants, conditions and restrictions of record which are acceptable to Grantee; that lawful seisin of and good right to convey the property are vested in the Grantor, and that the Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

[Signature Page Follows]

Box 400-CTCC

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EC ✓
CT ✓

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Except as stated above, the Grantor conveys and the Grantee accepts the property and all improvements thereon AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT THE GRANTOR'S WARRANTY OF ANY KIND, EXPRESS OR IMPLIED (INCLUDING WITHOUT LIMITATION, WARRANTY OF MERCHANTABILITY OR HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE).

Dated this 15 day of July, 2011.

Seven Noce, LLC, an Illinois limited liability company, through Erik L. Hubbard, not individually, but acting solely in his capacity as court appointed receiver ("Receiver") in Case Number 09 CH 46491 pending in the Circuit Court of the Chancery Division, Cook County, Illinois

By: [Signature]
Erik L. Hubbard, Receiver



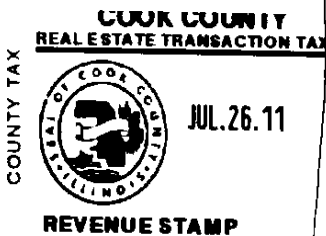
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STATE OF ILLINOIS)
).ss
COUNTY OF COOK)

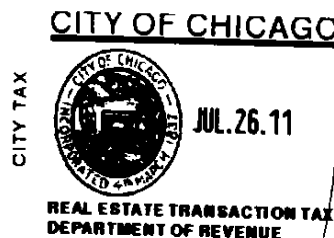
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erik L. Hubbard, as Receiver for all the properties of Seven Noce, LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15 day of July, 2011
[Signature]
Notary Public

My Commission Expires: 3.16.15



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	FP 103022



# 000002892	REAL ESTATE TRANSFER TAX
	0498800
	FP 103023

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Exhibit A

Legal Description

THE NORTH 1/2 OF LOT 10 IN BLOCK 4 IN MERRICK'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING THE EAST PART OF AUSTINVILLE BEING AUSTIN AND MERRICK'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 729 N. Central, Chicago, Illinois

TAX PARCEL NO: 16-09-100-008-0000

Property of Cook County Clerk's Office