# UNOFFICIAL COPY

If this deed is being the re-recorded to connect the chain of title

### PREPARED BY:

Courtney E. Mayster Much Shelist 191 North Wacker Drive, Suite 1800 Chicago, Illinois 60606 Doc#: 1202416036 Fee: \$44.00

Eugene "Gene" Moore

Cook County Recorder of Deeds
Date: 01/24/2012 12:05 PM Pg: 1 of 4

Doc#: 1201126286 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 01/11/2012 02:05 PM Pg: 1 of 4

### AFTER RECORDING RETURN TO:

Michael T. O'Connor Fuchs & Rosel'i, Ltd. 440 West Rando!ob Street, Suite 500 Chicago, Illinois 60606

### SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the day of December, 2011 between JWS STANDARD LLC, an Illinois limited liability company, whose address is 853 North Elston Avenue, Chicago, Illinois 60642 ("Grantor") to and in favor of SA LOAN FUND 901, LLC, an Illinois limited liability company, whose address is 555 West Jackson Boulevard, Suite 500, Chicago, Illinois 60661 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and by this reference made a part hereof, together with all and singular the hereditaments and appurter ances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder 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, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the permitted exceptions described as follows: covenants, conditions and restrictions of record;

SCY

Box 400-CTCC

1202416036 Page: 2 of 4

# **UNOFFICIAL COPY**

public and utility easements; acts done or suffered through Grantee; existing leases and tenancies; building lines and easements; building code violations; encroachments, if any; and any and all general real estate taxes due and owing and subsequent years.

[Remainder of Page Intentionally Left Blank—Signature Page Follows]

VILLAGE OF DOLTON
WATER/R'AL PROPERTY TRANSFER TAX NO 16696

ADDRESS 1832 THE EXPIRED 1-38-3612

AMT 235 CAT
TYPE COG TRESSILM PRESS THE VILLAGE COMPTROLLER

REAL ESTATE TRANSFER

01/03/2012

COOK

\$22.50

ILLINOIS:

\$45.00

TOTAL:

\$67.50

My Clark's Office

29-10-106-019-0000 | 20111201603591 | J94SQL

1202416036 Page: 3 of 4

## **UNOFFICIAL COPY**

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed to these presents by the undersigned the day and year first above written.

JWS STANDARD LLC, an Illinois limited liability company

By:

The Wolcott Group Inc., an Illinois

corporation

Its:

Manager

By:

Victor F. Michel, Treasurer

OFFICIAL SEAL MARIBETH ROBINSON NOTARY PUBLIC - STATE OF ILLINOIS

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in 2nd for said County, in the State of Illinois, DO HEREBY CERTIFY that Victor F. Michel, Treasurer of The Wolcott Group Inc., an Illinois corporation, Manager of JWS Standard LLC, an Illinois limited liability company, and 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 the said instrument as his own free and voluntary act and as the free and voluntary act of said company and corporation, for the uses and purposes set forth.

GIVEN under my hand and official seal this 27 day of December, 2011.

Notary Public

SEND SUBSEQUENT TAX BILLS TO:

SA Loan Fund 901, LLC c/o Special Assets Acquisitions, L.L.C. 555 West Jackson Boulevard Suite 500 Chicago, Illinois 60661

1202416036 Page: 4 of 4

## **UNOFFICIAL COPY**

#### **EXHIBIT A**

### **LEGAL DESCRIPTION**

LOT 17 (EXCEPT THAT PART LYING NORTH OF A LINE DRAWN FROM A POINT ON THE EAST L'NE OF SAID LOT 17, DISTANT 101.22 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 13 TO A POINT ON THE WEST LINE OF SAID LOT 17, DISTANT 103.40 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13) AND LOTS 18, 19, 20, AND 21 IN BLOCK 5 IN CALUMET BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:

29-10-106-019-0000

29-10-10t-020-0000

29-10-10(-021-0000 29-10-106-022-0000

29-10-106-028-0000

**COMMON ADDRESS:** 

14832 CHICAGO ROAD, DOLTON, ILLINOIS 60419