

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1230629058 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/01/2012 12:34 PM Pg: 1 of 7

PREPARED BY AND AFTER RECORDING  
RETURN TO:

Courtney E. Mayster  
**MUCH SHELIST**  
191 North Wacker Drive  
Suite 1800  
Chicago, Illinois 60606 1615

*The above space for Recorder's Use Only*

**THIS WARRANTY DEED** is made as of the 31 day of July, 2012, by **NARRAGANSETT STREET DEVELOPERS, LLC**, an Illinois limited liability company (the "**Grantor**"), having an address of 2309 North Rockwell Street, Chicago, Illinois 60647, to **SA LOAN FUND 901, LLC**, an Illinois limited liability company (the "**Grantee**") having an address of 555 West Jackson Boulevard, Suite 500, Chicago, Illinois 60661.

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 SA Loan Fund 901, LLC with the interest conveyed under this Warranty Deed. SA Loan Fund 901, LLC, its successors and assigns shall retain and reserve the right to foreclose the liens of SA Loan Fund 901, 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.**

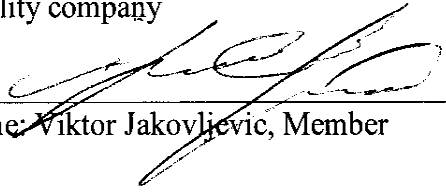
  
\_\_\_\_\_  
Grantor

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

# UNOFFICIAL COPY

**GRANTOR:**

**NARRAGANSETT STREET  
DEVELOPERS, LLC**, an Illinois limited  
liability company

By:   
Name: Viktor Jakovljevic, Member

By: \_\_\_\_\_  
Name: Zlatko Trifunovski, Member

Property of Cook County Clerk's Office

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

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

City of Chicago  
Dept. of Finance  
**631385**



Real Estate  
Transfer  
Stamp  
**\$0.00**

11/1/2012 12:23  
dr00111

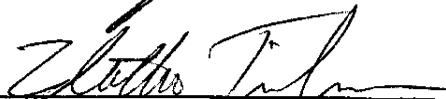
Batch 5,487,181

# UNOFFICIAL COPY

**GRANTOR:**

**NARRAGANSETT STREET  
DEVELOPERS, LLC, an Illinois limited  
liability company**

By:   
Name: Viktor Jakovljevic, Member

By:   
Name: Zlatko Trifunovski, Member

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

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

Property of Cook County Clerk's Office

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OMP

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF Cook )

I, AARON SPIVACK, a notary public in and for the County and State aforesaid, do hereby certify that Viktor Jakovljevic, as a Member of **NARRAGANSETT STREET DEVELOPERS, LLC**, an Illinois limited liability company, 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 limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7 day of August, 2012.

My Commission expires: 2/4/16

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



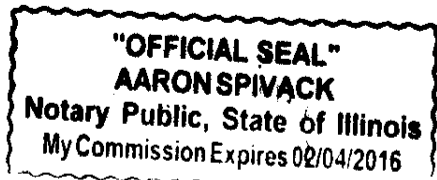
STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF Cook )

I, AARON SPIVACK, a notary public in and for the County and State aforesaid, do hereby certify that Zlatko Trifunovski, as a Member of **NARRAGANSETT STREET DEVELOPERS, LLC**, an Illinois limited liability company, 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 limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of July, 2012.

My Commission expires: 2/4/16

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



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## EXHIBIT "A" TO WARRANTY DEED

### LEGAL DESCRIPTION OF PROPERTY

**PARCEL 1:**

THE SOUTH 28 FEET OF THE NORTH 1/2 OF LOT 59 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH 1/2 OF LOT 59 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8<sup>TH</sup> OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THE NORTH 35 FEET OF LOT 58 IN F. H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:       13-17-309-012-0000  
              13-17-309-013-0000  
              13-17-309-014-0000

COMMON ADDRESS:   4111, 4117 AND 4119 NORTH NARRAGANSETT  
                          CHICAGO, ILLINOIS 60634

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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 14018852712.

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

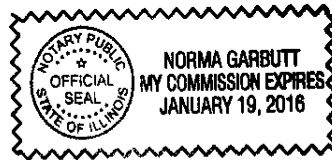
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to the real 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 Aug. 3, 2012

Signature: \_\_\_\_\_

Subscribed and sworn to before me by the said ARON SPIVACK this 3rd day of August, 2012.

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.

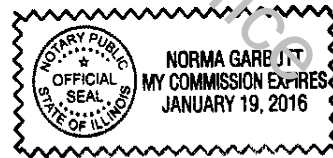
Dated Aug. 3, 2012

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said ARON SPIVACK this 3rd day of August, 2012.

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 of the Illinois Real Estate Transfer Tax Act.)