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Mail tax bills to:
Rodinia Holdings 3, LLC
640 North LaSalle Street, Suite 638
Chicago, Illinois 60654



Doc#: 1300216068 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2013 04:09 PM Pg: 1 of 5

EXEMPT UNDER:
Paragraph (L) of 35 ILCS 200/31-45; and
Paragraph (M) of §3-33-060 of the
Chicago Municipal Code

December 21 Date 2012

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 21st day of December, 2012 from **FLECK HOLDINGS GROUP, LLC** an Illinois limited liability company (“Grantor”), in favor of **RODINIA HOLDINGS 3, LLC**, an Illinois limited liability company (“Grantee”).

WITNESSETH THAT:

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 of which is hereby acknowledged, does by these presents grant, bargain, sell, alien, remise, release, and confirm unto Grantee and its heirs and assigns FOREVER, the certain parcel of land, situate, lying and being in the Cook County, Illinois, and more particularly described on the attached **Exhibit A** and by this reference incorporated herein (the “Property”).

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

AND this deed is an absolute conveyance of title given in consideration of Grantee’s release covenant not to enforce against Grantor that certain Balloon Mortgage Note dated April 21, 2011 in the principal amount of Three Hundred Twenty Thousand And no/100 Dollars (\$320,000.00), executed by Grantor in favor of Cherry Brandstater, not individually, but as Trustee of the Cherry Brandstater Trust dated March 5, 2001 (the “Original Lender”) (the “Note”). The Note is secured by a certain Balloon Mortgage and Assignment of Leases and Rents encumbering the Land and made by the Original Lender for the benefit of the Grantee both dated April 21, 2011 and both recorded with the Cook County Recorder of Deeds as Document No. 1114618065 and Document No. 1114618086, respectively (the “Mortgage”). The Note and all documents executed in connection with the securing of the Note are referred to collectively as the “Loan Documents”. Pursuant to a certain Loan Purchase Agreement entered into on or

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around December 7, 2012, Original Lender transferred all of its rights, title and interest in, to and under the Loan Documents to Grantee.

AND execution, delivery and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the Mortgage with the interest conveyed under this Special Warranty Deed. Grantee, its successors, and assigns shall retain and preserve the right to foreclose the lien of the Mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed. This Special Warranty Deed shall not operate to discharge such Mortgage by merger or otherwise, and the lien of such Mortgage is hereby preserved in favor of Grantee, its successors and assigns.

TO HAVE AND TO HOLD said Property unto Grantee and its heirs and assigns, the sole benefit of the Property FOREVER, and Grantor covenants and agrees to and with Grantee that Grantor has not heretofore done, committed, or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the Property hereby granted, or any part thereof, is, are or shall be charged or encumbered in title, estate or otherwise, except as set forth herein, and that, the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[Signature Page Follows]

City of Chicago
Dept of Finance
635002



Real Estate
Transfer
Stamp
\$0.00

12/2013 15:05
000193

Batch 5 738,969

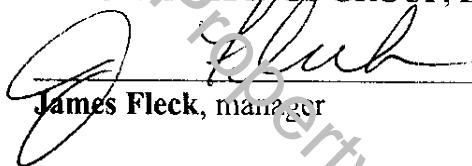
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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered as of the date first above written.


GRANTOR:

FLECK HOLDINGS GROUP, LLC an Illinois limited liability company


James Fleck, manager

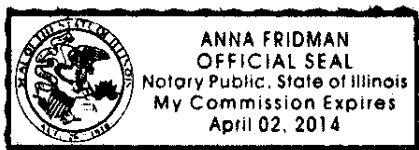
STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 21st day of December, 2012 by James Fleck, the member and manager of the aforementioned limited liability company. He is personally known to me or has produced a driver's license as identification.


Notary Public

Print Name: Anna Fridman

Serial No. (if any): _____



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Exhibit A to Deed

Legal Description

LEGAL DESCRIPTION:

LOTS 7 AND 8 IN BLOCK 7 IN STEWART'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-28-407-009-0000

ADDRESS: 7645-7657 S. STEWART, CHICAGO, IL 60620

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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 1/3, 2013

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 2, day of Jan, 2013
Notary Public _____

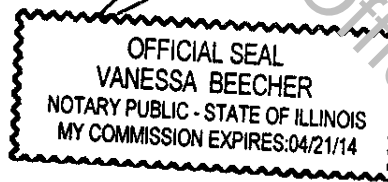


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 1/3, 2013

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 2, day of Jan, 2013
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.)