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1321922053D

Doc#: 1321922053 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2013 12:36 PM Pg: 1 of 6

8887920-DJ
Tobin (M)

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN TO:

Ryan M. Holz, Esq.
Locke Lord LLP
111 S. Wacker Drive
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

CATHAY HOLDINGS, LLC
c/o Angela Chang, VP/Manager
Cathay Bank
9650 Flair Dr, Mail Sort EL-1-G
El Monte, CA 91731

This space is reserved for recorder's use only

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That MARK PROPERTIES, INC., an Illinois corporation (the "**Grantor**"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey to CATHAY HOLDINGS, LLC, a Texas limited liability company (the "**Grantee**"), as nominee for Cathay Bank (the "**Lender**"), the real property and premises located in Cook County, Illinois described on Exhibit 1 hereto together with all the improvements thereon and the appurtenances thereunto belonging, which includes, without implied limitation, the following: (a) all privileges, rights, easements, hereditaments, and appurtenances thereunto belonging; (b) all right, title, and interest in and to any streets, alleys, ramps, passages, abutter's rights, and other rights-of-way appurtenant thereto; (c) all water, mineral, and other subsurface rights; and (d) all buildings, improvements, fixtures, and related facilities, together with all systems, facilities, machinery, equipment, and conduits to provide fire protection, security, heat, exhaust, ventilation, air conditioning, electrical power, light, plumbing, refrigeration, gas, sewer, water, communication, and other services to the property herein described or any part thereof; and warrants the title to the same.



This General Warranty Deed is executed, delivered, and accepted as a deed in lieu of foreclosure of, and not as additional security for, that certain Mortgage (the "**Mortgage**") dated September 6, 2006 and recorded by the Cook County Recorder of Deeds on September 13, 2006 as Document No. 0625645038. The Grantor acknowledges and agrees that the conveyance of the above described premises to the Grantee is an absolute conveyance of all right, title, and interest, including any equity or right of redemption, in and to the described property in substance as well as in form and is not intended as a mortgage, trust conveyance, or security instrument of any type.

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It is the intention of Grantor, Grantee, and Lender that the lien created by the Mortgage will not merge into the fee title acquired by Grantee pursuant to this General Warranty Deed. No such merger will occur until such time as Lender and Grantee execute a written instrument specifically effecting such merger and duly record the same. Similarly, there shall be no merger of the lien of any other mortgage held by Lender into the fee title hereby received by Grantee.

TO HAVE AND TO HOLD said described premises unto Grantee, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens, and encumbrances of whatever nature, EXCEPT the following:

REAL ESTATE TRANSFER		08/05/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
16-23-428-035-0000 20130701600322 R02R3L		

REAL ESTATE TRANSFER		08/05/2013
 	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
16-23-428-035-0000 20130701600322 JW8FMB		

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1. Restrictions, reservations, easements, rights-of-way or covenants of record;
2. Unpaid real estate taxes;

SIGNED AND DELIVERED this 11th day of July, 2013.

GRANTOR:

MARK PROPERTIES, INC., an Illinois corporation

✖ By: [Signature]
 Name: Dale Mark
 Title: President

THIS TRANSACTION IS
 EXEMPT UNDER THE PROVISIONS OF
 the Real Estate Transfer Tax Law 35 ILCS/200
 31-45, sub-paragraph L

Dated: 7-11, 2013

[Signature]
 Signature of Buyer, Seller, or Representative

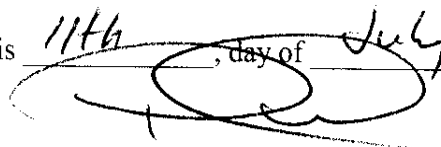
Property of Cook County Clerk's Office

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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 Dale Mark, president of Mark Properties, Inc., an individual, 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th, day of July, 2013.



Notary Public

My Commission Expires 5-19, 20 16.



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EXHIBIT 1

LEGAL DESCRIPTION

LOTS 33 (EXCEPT THE EAST 9 FEET OF LOT 33 DEDICATED FOR PUBLIC ALLEY BY INSTRUMENT DATED JULY 30, 1927 AND RECORDED AUGUST 6, 1927 AS DOCUMENT 9740914), AND LOTS 34, 35 AND 36 IN BLOCK 20 IN DOUGLAS PARK ADDITION TO CHICAGO IN SECTIONS 23 AND 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THAT PART OF THE VACATED ALLEY LOCATED SOUTH OF AND ADJOINING LOT 33, AS VACATED BY ORDINANCE PASSED JUNE 29, 1927 AND RECORDED AUGUST 6, 1927 AS DOCUMENT 940915 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID VACATED ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID VACATED ALLEY 120.42 FEET TO THE EAST LINE OF SAID VACATED ALLEY THENCE SOUTH ALONG SAID EAST LINE 6.06 FEET; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID VACATED ALLEY 4.32 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING; ALL IN BLOCK 20 OF DOUGLAS PARK ADDITION TO CHICAGO; BEING A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT LIES SOUTH OF THE CENTER LINE OF SOUTHWESTERN PLANK ROAD, ALSO OF LOTS 4 AND 5 OF THE SUBDIVISION BY COMMISSIONERS OF THE CIRCUIT COURT OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:

2105 South Sawyer Avenue, Chicago, Illinois 60623.

P.I.N. NUMBER(S):

16-23-428-035-0000.

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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 and hold title to real estate under the laws of the State of Illinois.

* Dated July 11, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Dale Mart
this 11th day of July 2013

[Signature]
Notary Public

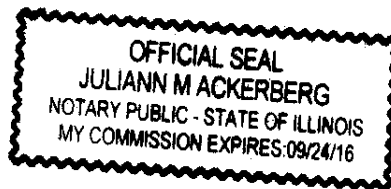


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 11, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Ryan Holtz
this 11th day of July
2013

[Signature]
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.]