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Doc#: 1326016026 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2013 02:16 PM Pg. 1 of 5

INSTRUMENT PREPARED BY:

Judy Oppenheim
Gutnicki LLP
4711 Golf Road, Suite 200
Skokie, IL 60076

3073

UPON RECORDING MAIL TO:

Louis B. Aranda, Attorney
Hunt, Kaiser, Aranda & Subach, Ltd.
1035 S. York Road
Bensenville, IL 60106

SEND SUBSEQUENT TAX BILLS TO:

OSCAR MUNOZ
1707 W. 47TH STREET
CHICAGO, IL 60609

SPECIAL WARRANTY DEED

The Grantor (the "**Grantor**"), SA LOAN FUND 900, LLC, an Illinois limited liability company, having an address of 7370 N. Cicero Avenue, Lincolnwood, Illinois 60712, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND SPECIALLY WARRANTS to Oscar Munoz, an individual, having an address of 1707 W. 47th Street, Chicago, Illinois 60609, the Grantee (the "**Grantee**"), the following described real estate situated in the County of Cook, in the State of Illinois, to wit

SEE **EXHIBIT A** FOR LEGAL DESCRIPTION, ATTACHED HERETO

Address of real estate: 4601 S. Paulina Street, Chicago, Illinois 60609

Permanent Real Estate Index Number: 20-06-424-001-0000

SUBJECT TO: General taxes for the year 2013 and subsequent years, not yet due and payable; covenants, conditions, and restrictions of record; rights of tenants under existing unrecorded leases; building lines and easements, and survey matters, if any.

Grantor hereby specially warrants and agrees to defend the property from persons claiming title to the property by, through or under Grantor. TO HAVE AND TO HOLD said premises forever.

BY ITS ACCEPTANCE HEREOF, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES

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AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE SPECIAL WARRANTY OF TITLE AS SET OUT IN THIS DEED), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR AND ACCEPTS THE PROPERTY AND WAIVES ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS OTHER THAN AS SET FORTH IN THIS SPECIAL WARRANTY DEED, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE FOR THE PROPERTY HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING.

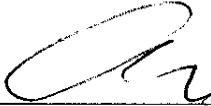
[Signature on Following Page]

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Dated as of the 4th day of September, 2013

GRANTOR:

SA LOAN FUND 900, LLC,
an Illinois limited liability company

By: 
Name: Avi Banker
Title: Manager

[Acknowledgment Follows on Next Page]

City of Chicago
Dept. of Finance

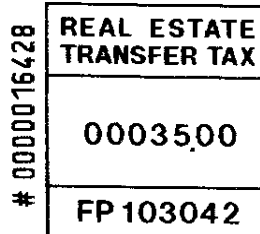
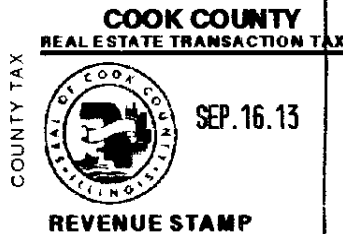
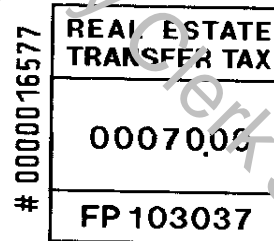
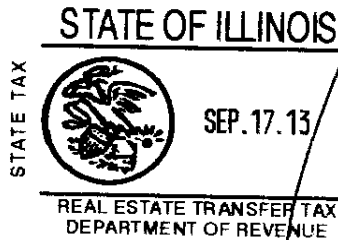
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9/17/2013 11:09
dr00764



Real Estate
Transfer
Stamp
\$735.00

Batch 7,068,503



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STATE OF ILLINOIS §
 §
COUNTY OF COOK §

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Avi Banker, a Manager of SA LOAN FUND 900, LLC, an Illinois limited liability company, 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, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the entity executing this instrument for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of September, 2013.



Pessie Kutner

Notary Public

My Commission Expires: 5/26/15

COOK County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 30 IN EMERY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office