



Doc#: 1328835099 Fee: \$76.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2013 11:25 AM Pg: 1 of 6

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LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that **GUIDANCE RESIDENTIAL, LLC** ("Grantor"), bargains, sells and conveys with **Limited Warranty Covenants** to **CLEARVUE OPPORTUNITY XXV, LLC**, a CA limited liability company, with an address of 895 Dove St #120 Newport Beach, CA 92660 (collectively, "Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate ("Real Estate") in Cook County, in the State of Illinois:

The legal description of the Real Estate is set forth on Exhibit A attached hereto, which is incorporated herein and made a part hereof by this reference;

Parcel ID No: 10-27-421-038-0000

Commonly Known As: 7316 Karlov Ave, Lincolnwood, IL 60712

Limited Warranty Covenants means that at the time of the delivery of this deed, the Real Estate is free from all encumbrances, other than as set forth below, made by Grantor and that Grantor does warrant and will defend the same to the Grantee and its successors and assigns forever (as limited below) against all lawful claims and demands of all persons claiming by, through, or under the Grantor, but against no other

This conveyance is made, and the Real Estate is subject to (i) any homeowner or condominium declarations, covenants, restrictions or similar agreements affecting or encumbering the Real Estate; (ii) all matters of record; (iii) statutory liens for real estate taxes or assessments which are not yet due and payable; (iv) zoning ordinances and requirements affecting the Real Estate or its use adopted by any governmental body; (v) any matter that would be revealed by an accurate survey of the Real Estate; (vi) any applicable governmental regulation, including, without limitation, any governmental regulation regarding the maintenance or condition of the Real Estate; (vii) any outstanding utility charges; and (viii) matters created, suffered or permitted by or through the Grantee (collectively, the "Permitted Exceptions").

Grantee's sole and exclusive remedy with respect to any Claim (as hereinafter defined) relating to the Real Estate which arises out of a breach of a representation or warranty, including, without limitation, the limited warranty covenants contained in this Deed, shall and hereby is limited to the right to receive, as its sole and exclusive remedy for such Claim, a refund from Grantor of the Allocated Value (as defined in that certain Agreement of Sale and Purchase between Guidance Residential, LLC and ClearVue Opportunity XXV, LLC, dated December 20, 2012) of the Real Estate in exchange for a re-conveyance of the Real Estate to the Grantor or its designated affiliate (a "Put"). Grantee shall be permitted to elect a Put for the Real Estate only if the amount of the Claim for the Real Estate exceeds the greater of (i) \$10,000 or (ii) twenty percent (20%) of the Allocated Value of the Real Estate. All representations and warranties made by Grantor hereunder, and Grantee's right to elect a Put, will terminate on the date which is one hundred eighty (180) days after the date of this Deed. "Claims" means any and all suits, actions, proceedings, arbitrations, investigations, demands, claims or any other means for the

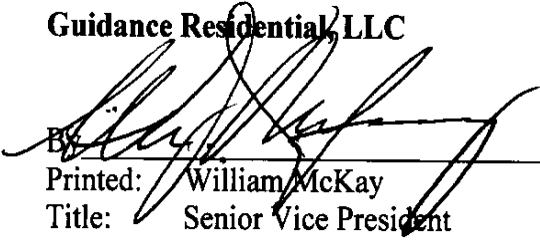
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recovery of, or compensation for, losses or other damages, liabilities, expenses or costs of whatever kind or nature, whether direct or indirect, known or unknown, contingent or otherwise that may arise on account of or in any way connected with the Real Estate or any portion thereof.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed on the date of the acknowledgment set forth below, to be effective, however, as of December 21, 2012.

Guidance Residential, LLC

By: 
 Printed: William McKay
 Title: Senior Vice President
 Date: August 7, 2013

STATE OF VIRGINIA)
) ss:
 COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me this 7th day of August, 2013, by William McKay the Senior Vice President of Guidance Residential, LLC, a limited liability company, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of such sale


 Notary Public

[NOTARIAL SEAL]

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:



ClearVue Opportunity XXV, LLC

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. E.

MARCH 1, 2013 Date gd Sign

When Recorded Mail to: TD Service Company
 4000 W. Metropolitan Dr., #400
 Orange, CA 92686

REAL ESTATE TRANSFER	08/21/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00



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EXHIBIT A

LOT 53 (EXCEPT THE SOUTH 12 FEET THEREOF) AND ALL OF LOT 54 AND THE SOUTH 6 FEET OF LOT 55 IN KRENN AND DATO'S CRAWFORD CHASE "L" SUBDIVISION OF THE SOUTHEAST 1/4 IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, LYING EAST OF THE THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 -----See Attached-----
 2 -----See Attached-----
 3 -----See Attached-----
 4 -----See Attached-----
 5 -----See Attached-----
 6 -----See Attached-----

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 8 day of August, 2013
Date Month Year

by
 (1) Davis Hanson
Name of Signer

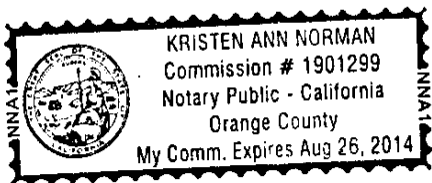
proved to me on the basis of satisfactory evidence to be the person who appeared before me (It)

(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Kristen Ann Norman
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statement By Grantor & Grantee

Document Date: August 8, 2013 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1

Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2

Top of thumb here

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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 August 7, 2013

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said William McKel
This 7th day of August 2013
Notary Public Carla M. Selinsky



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 August 8, 2013

Signature: [Handwritten Signature]
Grantee or Agent

~~Subscribed and sworn to before me
By the said [Handwritten Name]
This [Handwritten Day] day of [Handwritten Month], 20[Handwritten Year]
Notary Public [Handwritten Name]~~

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.)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT
AND NON-EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: ClearVue

Mailing Address: 7316 N. Karlov Avenue
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 7316 N. Karlov Avenue
Lincolnwood, IL 60712

Property Index Number (PIN): _____

Water Account Number: 103125-000

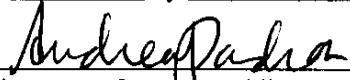
Date of Issuance: 8/15/13

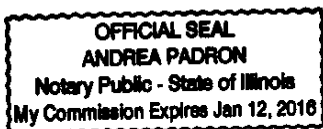
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 8/15/13, by Andrea Padron.

By: 
Robert J. Merkel
Finance Director


(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.