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PREPARED BY AND AFTER RECORDING
RETURN TO:

Quarles & Brady LLP
300 North LaSalle Street, Suite 4000
Chicago, Illinois 60654
Attention: Joel Sestito, Esq.



Doc#: 1407719041 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2014 11:27 AM Pg: 1 of 5

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 17th day of March, 2014, by **PARKLAND III, LLC**, an Illinois limited liability company (the "Grantor"), having an address of 3217 W. Potomac Ave., Chicago, Illinois 60651, to **MRR 1038 SPAULDING, LLC**, an Illinois limited liability company (the "Grantee") having an address of 55 East Jackson Street, Suite 500, Chicago, Illinois 60604.

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 Special Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by Grantee with the interest conveyed under this Special Warranty Deed. The Grantee, its successors and assigns shall retain and reserve the right to foreclose the lien of Grantee's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed.

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City of Chicago
Dept. of Finance
662948



Real Estate
Transfer
Stamp
\$0.00

3/18/2014 10:57
dr00347

Batch 7,805,316

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 19 AND 20 IN CHRISTINA BROUSE'S RESUBDIVISION OF LOTS 29 TO 47, BOTH INCLUSIVE, AND LOTS 84 TO 93, BOTH INCLUSIVE, IN E. WALTER HERRICKS SUBDIVISION OF LOT 6 OF SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1038-40 North Spaulding, Chicago, Illinois 60651

PINs: 16-02-409-056-0000
16-02-409-057-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

- (1) Taxes for the second half of 2013 and all other taxes not yet due and payable.
- (2) Mortgage dated May 10, 2006 and recorded May 19, 2006 as document number 0613933011 made by Parkland III, LLC, to the PrivateBank and Trust Company to secure a note for \$500,000.00.
- (3) Modification of Mortgage recorded June 20, 2007 as document number 0717133136.
- (4) Modification of Mortgage recorded October 24, 2007 as document number 0729733062, which instrument increases the amount of the indebtedness to \$650,000.00.
- (5) Modification of Mortgage recorded June 18, 2008 as document number 0817033119.
- (6) Modification of Mortgage recorded June 29, 2009 as document number 0918033147.
- (7) Modification of Mortgage recorded September 21, 2009 as document number 0926433063.
- (8) Modification recorded January 7, 2010 as document number 1000733139.
- (9) Assignment of Mortgage to MRR Parkland Loans LLC, an Illinois limited liability company recorded April 10, 2013 as document number 1310010034.
- (10) Assignment of Rents recorded May 19, 2006 as document number 0613933012 made by Parkland III, LLC, to the PrivateBank and Trust Company.
- (11) Assignment of Mortgage to MRR Parkland Loans LLC, an Illinois limited liability company recorded April 10, 2013 as document number 1310010034.
- (12) Fence on the land extends over north line of the land approximate 4 feet.
- (13) Proceeding pending in Circuit Court as case number 13ch 12450 filed May 10, 2013 by MRR Parkland Loans LLC against Parkland Properties, LLC; Parkland II, LLC; Parkland III, LLC; Parkland IV, LLC; Parkland VI, LLC; James D. Brettner; Glenn M. Brettner; unknown owners and non-record claimants for foreclosure of mortgagee recorded as document number 0613933011.

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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 3/17/2014, _____ Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said JAMES BRETTNER
this 17th day of March
2014.



Susan M. Marchewski
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 3/17/2014, _____ Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said Joel Sestito
this 17th day of March
2014.



Susan M. Marchewski
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.]