

UNOFFICIAL COPY

WARRANTY DEED

PREPARED BY AND AFTER RECORDING RETURN
TO:

Crowley & Lamb, P.C.
221 N. LaSalle Street, Suite 1550
Chicago, Illinois 60601
(312) 670-6900
Attention : James M. Crowley, Esq



Doc#: 1430944058 Fee: \$48.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2014 04:01 PM Pg: 1 of 6

City of Chicago
Dept. of Finance
677587



Real Estate
Transfer
Stamp

\$0.00

The above s,

Batch 9,006,204

11/5/2014 10:24
dr00198

THIS WARRANTY DEED is made as of the 3rd day of August 2014, by **Fresh Start Realty Management, LLC, a/k/a Fresh Start Realty and Management, LLC** an Illinois limited liability company (the "Grantor"), **Series C of SEC Properties, LLC an Illinois limited liability company** (the "Grantee"), having an address of 2970 Maria Avenue, Suite 117 Northbrook, Illinois 60062.

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, and to its successors and assigns, forever, 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 and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all right title, interest claim, or demand whatsoever of Grantor either in law or equity, of in and to the above described Real Estate.

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise. Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said Real Estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND FOREVER DEFEND, the said Real Estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended that the execution, delivery and acceptance of this Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by **Supreme Finance Corporation** with the interest conveyed under this Warranty Deed. **Supreme Finance Corporation**, its successors and assigns shall retain and reserve the right to foreclose the lien of **Supreme Finance Corporation's** mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Warranty Deed.

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Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

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GRANTOR:

Fresh Start Realty Management, LLC, an Illinois limited liability company

By: Antwain Johnson, its member

*Antwain Johnson by
Alek Dem
Attorney in Fact*

STATE OF ILLINOIS)
COUNTY OF Cook) SS:

I, EDITH P. CAMPOS, a notary public in and for the County and State aforesaid, do hereby certify that ALEESHA D. SUDD, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary of the above referenced company, for the uses and purposes therein set forth.

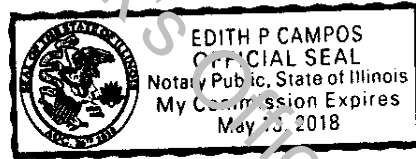
GIVEN under my hand and notarial seal this 2nd day of August, 2014.

My Commission expires: 5/13/2018

Edith P. Campos
Notary Public

SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

c/o L. Jay Guthmann
2970 Maria Avenue,
Suite 117
Northbrook, Illinois 60062



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EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

LOT 17 IN BLOCK 11, IN OVERLUP AND TAYLOR'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF BLOCKS 6, 7, 9, 10, AND 11, IN CIRCUIT COURT PARTITION IN THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property commonly known as: 8238 S. Saginaw, Chicago, Illinois
PIN(s): 21-31-127-030-0000

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EXHIBIT "B" TO WARRANTY DEED

PERMITTED EXCEPTIONS

REAL ESTATE TAXES FOR 2013 AND THEREAFTER.

JUDGMENT ENTERED IN CASE NUMBER B6166437, A MEMORANDUM OR COPY OF WHICH WAS RECORDED FEBURARY 14, 2014 AS DOCUMENT NUMBER 1003526067, IN FAVOR OF VILLAGE OF DOLTON AGAINST ANTWAIN L. JOHNSON IN THE AMOUNT OF \$500.00.

JUDGMENT ENTERED IN CASE NUMBER 10BS05090A, A MEMORANDUM OR COPY OF WHICH WAS RECORDED JANUARY 19, 2011 AS DOCUMENT NUMBER 1101912366, IN FAVOR OF CITY OF CHICAGO AGAINST FRESH START REALTY MANAGEMENT IN THE AMOUNT OF \$540.00.

UNEMPLOYMENT LIEN IN FAVOR OF THE STATE OF ILLINOIS DEPARTMENT OF EMPLOYMENT SECURITY AGAINST FRESH START REALTY MANAGEMENT, LLC RECORDED APRIL 12, 2012 AS DOCUMENT NUMBER 1210315032 IN THE AMOUNT OF \$1,190.26.

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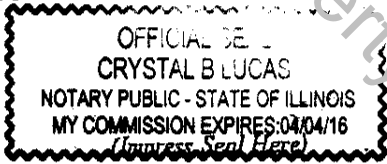
STATEMENT BY GRANTOR AND GRANTEE

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.

Date: 11-5-14

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



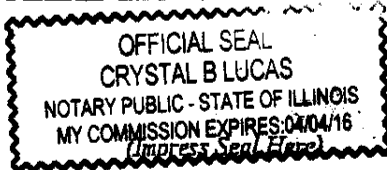
[Handwritten Signature]
Notary Public

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.

Date: 11-5-14

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten 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 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 Act.]