SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12th day of November, 2014, between RAMT DEVELOPMENT, INC., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and NORTH COMMUNITY BANK, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of said corporation, by these presents does GRANT, SELL, REMISE, KELEASE, ALIEN AND CONVEY unto the Grantee, and to it heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto).

Together with all and sirgular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached here to with the appurtenances, unto the Grantee, its successors and passigns forever.



Doc#: 1433822081 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 12/04/2014 01:24 PM Pg: 1 of 5

And the said 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.

And Grantor, for itself, and its successors, does covenant, promise and spree, to and with Grantee, its successors or 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 nerein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, agains' all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to North Community Bank, f/k/a Plaza Bank ("Lender"), pursuant to that certain Mortgage dated as of August 4, 2006, made by Grantor in favor of Lender and recorded on August 9, 2006, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0622147124, that certain Junior Mortgage dated as of August 4, 2006, made by Grantor in favor of Lender and recorded on August 9, 2006, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0622147126, and that certain Junior Mortgage dated as of March 27, 2007, made by Grantor in favor of Lender and

recorded on April 3, 2007, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0709357224, all as amended and modified from time to time, shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain separate, distinct and continuing liens and security interests as therein provided. Grantor hereby agrees that it shall not be released from personal liability for the indebtedness secured by the foregoing.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

THIS TRANSACTION IS EXEMPT	GRANTOR:
UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph L	RAMT DEVELOPMENT, INC.
Dated: Avenue 12, 2014	By: Indees Light Name: TADEUS/TOTALEM Title: PRESIDENT
9	
STATE OF ILLINOIS)
COUNTY OF WILL) ss. ACKNOWLEDGMENT)
RAMT Development, Inc., appeared bef sealed and delivered said instrument as purposes therein set forth.	n and for said County, in the State aforesaid, do hereby personally known to be the off ore me this day in person and acknowledged that he signed, his own fee and voluntary act of said entity, for the uses and al this 12 day of
OFFICIAL S	
JORGE GAC Notary Public - Stat My Commission Expires	te of Illin ais
This instrument was prepared by: Francis X. Buckley, Jr.	SO _c
Thompson Coburn LLP 55 East Monroe Street 37 th Floor Chicago, IL 60603	
AFTER RECORDING MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Gary L. Plotnick Thompson Coburn LLP 55 East Monroe Street 37 th Floor Chicago, IL 60603	Val Thomas North Community Bank 1110 W. 35 th Street Chicago, IL 60609

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 3601-7 IN THE 3601-07 W. 53RD STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 30 TO 33 BOTH INCLUSIVE AND THE NORTH 70.53 FEET OF LOT 29 AND ALSO THE EAST 16.00 FEET OF LOT 29 IN BLOCK 1 IN NORTH CHICAGO LAWN, A SUBDIVISION OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 (EXCEPT RAILROAD KIGHT OF WAY) OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST

OF THE THIR PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE VACATED ALLEY LYING NORTH AND ADJOINING LOT 29 AND SOUTH OF AND ADJOINING LOTS 30 TO 33 IN BLOCK 1 IN NORTH CHICAGO LAWN A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PROJUCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0709215083, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERFST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 19-11-325-050-1007

COMMON ADDRESS: 3601 West 53rd Street, Unit 3601-7, Chicago, Illinois. 60632

REAL ESTATE TRANSFER TAX		04-Dec-2014
REAL ESTATE RAN	CHICAGO:	0.00
65 A	CHICAGO: CTA:	0.00
	TOTAL:	0.00
	1 22444 04540401	1-684-697-728
40 44 325-050-100	2014 2	•

REAL ESTATE TRANSFER TAX		J4 Dec-2014		
			COUNTY:	0.00
	10.00		ILLINOIS:	3.00
			TOTAL:	0.00
	10 11-32	5_050_1007	20141201649401	1-894-544-000

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

- 1. GENERAL REAL ESTATE TAXES FOR 2014 AND THEREAFTER.
- 2. MORTGAGE DATED AUGUST 4, 2006 AND RECORDED AUGUST 9, 2006 AS DCCUMENT NO. 0622147124 MADE BY RAMT DEVELOPMENT, INC TO PLAZA BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$4,420,000.00.

AMENCED BY MORTGAGE MODIFICATION RECORDED MARCH 12, 2007 AS DOCUMENT 0707157033

- 3. ASSIGNMENT OF RENTS RECORDED AUGUST 9, 2006 AS DOCUMENT NO. 0622147125 MADE BY RAMT DEVELOPMENT, INC TO PLAZA BANK
- 4. JUNIOR MORTGAGE LATED AUGUST 4, 2006 AND RECORDED AUGUST 9, 2006 AS DOCUMENT NO. 0622147126 MADE BY RAMT DEVELOPMENT, INC TO PLAZA BANK TO SECURE AN ENDEBTEDNESS IN THE AMOUNT OF \$4,420,000.00.
- 5. JUNIOR MORTGAGE DATED MARCH 27, 2007 AND RECORDED APRIL 3, 2007 AS DOCUMENT NO. 0709357224 MADIC BY RAMT DEVELOPMENT, INC TO PLAZA BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$3,450,000.00.
- 6. (A) TERMS, PROVISIONS, COVENANTS, COND. TIGNS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS FOR TABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP INCORDED APRIL 2, 2007 AS DOCUMENT NO. 0709215083, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
- 7. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER (2). SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED JULY 18, 2006 AS DOCUMENT NO. 0619910081 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

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UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its knowledge, 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.

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Dated: Octol	Ter	12	2014
Daicu. Como	~~· -	<u>`</u>	
Nove	.b.	_	

RAMT DEVELOPMENT, INC.

Grantor or Grantor's Agen

Subscribed and swor at to before me

by said agent this 12 day of October, 2014

Notary Public

OFFICIAL SEAL
JORGE GAONA
Notary Public - State of Illinois
My Commission Expires May 29, 2017

The Grantee or its agent affirms that, to the best of its knowledge, that the name of the Grantor 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: October 12, 2014

NORTH COMMUNITY BANK

Grantee or Grantee's Agent

Subscribed and sworn to before me

by said agent this 12th day of October, 2014.

Notary Public

OFFICIAL SEAL TWANA M ADAMS

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/03/17