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SPECIAL WARRANTY DEED

8961285 D 2 SLG

THIS INDENTURE, made this 12th day of ~~October~~ ^{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, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its 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 singular 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 hereto with the appurtenances, unto the Grantee, its successors and assigns forever.

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 agree, 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 herein recited; and that 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 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

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

Box 400-CTCC

UNOFFICIAL COPY**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 RIGHT OF WAY) OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD 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 PRINCIPAL 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 INTEREST 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
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
19-11-325-050-1007 20141201649401 1-684-697-728		

REAL ESTATE TRANSFER TAX		04 Dec-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-11-325-050-1007 20141201649401 1-894-544-000		

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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 DOCUMENT NO. 0622147124 MADE BY RAMT DEVELOPMENT, INC TO PLAZA BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$4,420,000.00.
AMENDED 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 DATED AUGUST 4, 2006 AND RECORDED AUGUST 9, 2006 AS DOCUMENT NO. 0622147126 MADE BY RAMT DEVELOPMENT, INC TO PLAZA BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$4,420,000.00.
5. JUNIOR MORTGAGE DATED MARCH 27, 2007 AND RECORDED APRIL 3, 2007 AS DOCUMENT NO. 0709357224 MADE BY RAMT DEVELOPMENT, INC TO PLAZA BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$3,450,000.00.
6. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 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 42, 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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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.

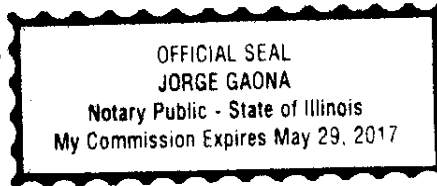
Dated: ~~October 12~~, 2014
November

RAMT DEVELOPMENT, INC.

[Signature]
Grantor or Grantor's Agent

Subscribed and sworn to before me
by said agent this 12 day of ~~October~~, 2014.
November

[Signature]
Notary Public



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
Nov 12

NORTH COMMUNITY BANK

[Signature]
Grantee or Grantee's Agent

Subscribed and sworn to before me
by said agent this 12th day of ~~October~~, 2014.
November

[Signature]
Notary Public

