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WARRANTY DEED
COOK COUNTY, IL



Doc#: 1435716090 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2014 04:54 PM Pg: 1 of 4

This document prepared by
and to be mailed to:
Howard and Howard Attorneys PLLC
200 S. Michigan Ave. Suite 1100
Chicago, IL 60604

WARRANTY DEED (IN LIEU OF FORECLOSURE)

KNOW ALL PERSONS BY THESE PRESENTS, that **CHARLES A. MARTINEZ, a/k/a CHARLES MARTINEZ, and MARY P. MARTINEZ, a/k/a MARY MARTINEZ**, husband and wife, in joint tenancy, (collectively referred to herein as "Grantors"), for good and valuable consideration, do hereby CONVEY AND WARRANT to **LSREF3 SAPPHIRE 2, LLC**, a Delaware limited liability company with an address of c/o Hudson Americas Real Estate, 2711 N. Haskell Ave, Suite 1800, Dallas, TX 75204 ("Grantee"), in lieu of foreclosure of the mortgage given by Grantors to Harris N.A. dated April 18, 2007, and recorded May 11, 2007, as Document No. 0713133013 with the Cook County Recorder's Office, Cook County, Illinois, and assigned to Grantee by Assignment of Mortgage recorded July 21, 2014, as Document No. 1420257100 with the Cook County Recorder's Office, Cook County, Illinois, all of their right, title, and interest in and to the following described real property ("Property"):

LOT 20 IN C. M. BAKER'S RESUBDIVISION OF BLOCK 6 IN BRITTON'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1253-1257 N. Kildare, Chicago, Illinois 60651

P.I.N.: 16-03-229-001-0000

TOGETHER with all equipment, machinery, apparatus, fittings, fixtures, and all interests in personal property of every kind and nature whatsoever, now or hereafter located in or upon or related to said real estate or any part thereof and/or used or usable in connection with any present or future operation of said real estate.

SUBJECT to the lien for general real estate taxes and all easements, restrictions, reservations, covenants, and conditions of record.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

2744734-v1

Page REAL ESTATE TRANSFER TAX

24-Dec-2014



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

16-03-229-001-0000 | 20141201653750 | 0-729-504-384

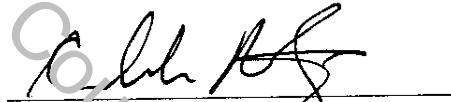
UNOFFICIAL COPY

This Deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. This Deed is given pursuant to the laws of the state of Illinois, including 735 ILCS 5/15-1401. Grantors acknowledge and agree that tender of this deed along with the recording of this Deed shall constitute acceptance by Grantee of a Deed in Lieu of Foreclosure. **GRANTORS ACKNOWLEDGE AND AGREE THAT GRANTEE'S ACCEPTANCE OF THIS DEED IN LIEU OF FORECLOSURE SHALL ONLY RELIEVE GRANTORS OF LIABILITY TO THE EXTENT PROVIDED IN THE WRITTEN AGREEMENT OF EVEN DATE HEREWITH BETWEEN GRANTORS AND GRANTEE.**

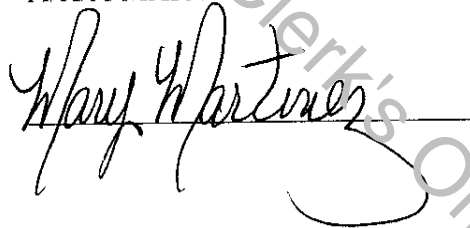
Grantors acknowledge that Grantors expressly intend and agree that the lien and security interest of Grantee pursuant to the mortgage described above shall remain in full force and effect and **SHALL NOT MERGE** with the interest acquired hereunder, but shall remain a separate, distinct, and continuing lien and security interest as therein provided.

IN WITNESS WHEREOF, Grantors have executed this deed this 22nd day of Dec., 2014.

CHARLES A. MARTINEZ,
A/K/A CHARLES MARTINEZ:



MARY P. MARTINEZ,
A/K/A MARY MARTINEZ:



REAL ESTATE TRANSFER TAX

24-Dec-2014



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-03-229-001-0000 | 20141201653750 | 2-119-658-112

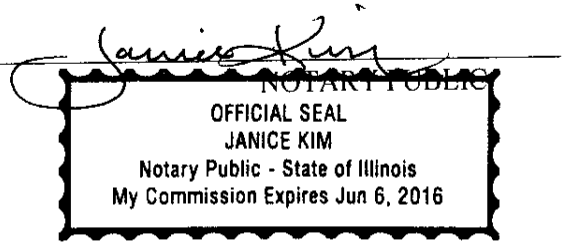
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that **CHARLES A. MARTINEZ, A/K/A CHARLES MARTINEZ**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

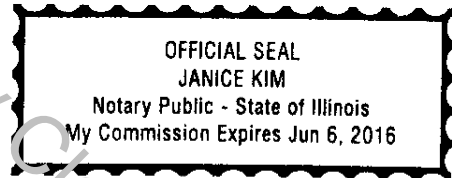
Dated this 22nd day of Dec, 2014.

STATE OF ILLINOIS)
)
COUNTY OF COOK)



I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARY P. MARTINEZ, A/K/A MARY MARTINEZ**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated this 22nd day of DEC, 2014.



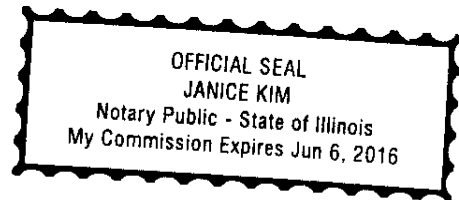
Janice Kim
NOTARY PUBLIC

I hereby declare that the attached deed represents a transaction exempt from the payment of real estate transfer taxes pursuant to 35 ILCS 200/31-45(1).

[Signature]
Attorney for Grantee

Janice Kim
NOTARY

Dated: December 22, 2014



Mail Subsequent Tax Bills To:
LSREF3 SAPPHIRE 2, LLC
c/o Hudson Americas Real Estate
2711 N. Haskell Ave, Suite 1800
Dallas, TX 75204

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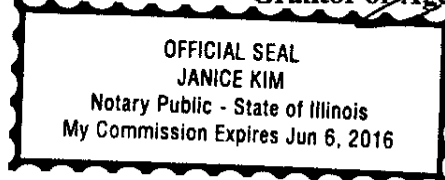
STATEMENT BY GRANTOR AND GRANTEE

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 12-22-, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Charles Martin
This 22nd day of Dec., 2014
Notary Public [Handwritten Signature]

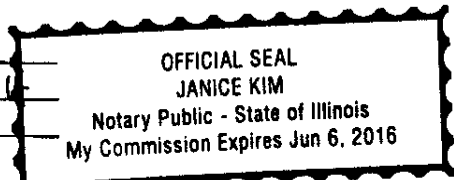


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Dec-22, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Daniel Rubin
This 22nd day of Dec., 2014
Notary Public [Handwritten Signature]



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.)