

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:  
OS National, LLC  
2170 Satellite Blvd., Ste. 450  
Duluth, GA 30097



Doc#: 1435718025 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/23/2014 11:13 AM Pg: 1 of 12

RETURN AFTER RECORDING TO:  
OS National, LLC  
2170 Satellite Blvd., Ste. 450  
Duluth, GA 30097

SEND SUBSEQUENT TAX BILLS TO:  
SWAY 2014-1 BORROWER, LLC  
P.O. Box 1226  
Oakland, CA 94604

**ILLINOIS REAL ESTATE TRANSFER TAX:** This deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-45 (e).

*[Signature]* 12/23/14

## Special Warranty Deed

THIS AGREEMENT, made 10/30/14, between **INVERCLYDE, LLC**, a limited liability company, created and existing under and by virtue of the laws of the State of Delaware, and **INVERCLYDE, LLC**, as successor by merger from **INCHARD, LLC**, a Delaware limited liability company (merger documents attached hereto as Exhibit "B" and incorporated herein by reference), each entity duly authorized to transact business in the State of Illinois, with offices at P.O. Box 1226, Oakland, California 94604, as party of the first part, and **SWAY 2014-1 BORROWER, LLC**, a limited liability company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with offices at P.O. Box 1226, Oakland, California 94604, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and incorporated herein.

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

Cook  
Glenwood 15

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or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein

Address(es) of real estate: See Exhibit "A" attached hereto and incorporated herein

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its authorized officer on the day and year first above written.

**INVERCLYDE, LLC**, a Delaware limited liability company,  
and  
**INVERCLYDE, LLC**, as successor by merger from  
**INCHARD, LLC**, a Delaware limited liability company

By: [Signature]  
Name: William Mader  
Its: Capital Markets Manager

State of California

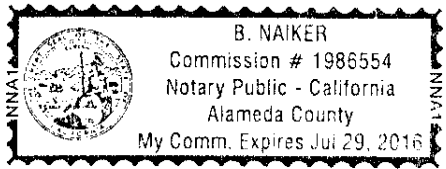
County of Alameda

On this 30<sup>th</sup> day of October, 2014, before me, B. Naker, Notary Public (insert name and title of the officer) personally appeared William Mader personally known to me (or proved to me on the basis of satisfactory evidence) to be the Manager of **INVERCLYDE, LLC**, a Delaware limited liability company, and that as such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of **INVERCLYDE, LLC** by himself/herself in his/her authorized capacity as such officer as his/her free and voluntary act and deed and the free and voluntary act and deed of **INVERCLYDE, LLC** on behalf of **INVERCLYDE, LLC**.

Witness my hand and official seal.

Commission expires: 7/29/16

[Signature]  
Notary public signature



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## State of Illinois

Documentary Transfer Tax Declaration – Not to be recorded

Instrument: Special Warranty Deed

Grantor: **INVERCLYDE, LLC**, a Delaware limited liability company, and **INVERCLYDE, LLC**, as successor by merger from **INCHARD, LLC**, a Delaware limited liability company

Grantee: **SWAY 2014-1 BORROWER, LLC**, a Delaware limited liability company

Legal Description: See Exhibit "A" annexed to the Instrument

**ILLINOIS REAL ESTATE TRANSFER TAX:** This deed is exempt from Illinois real estate transfer tax and the filing of form PTAX-203 pursuant to 35 ILCS 200/31-45 (e).


**Grantor:**

**INVERCLYDE, LLC**, a limited liability company,  
and  
**INVERCLYDE, LLC**, as successor by merger from  
**INCHARD, LLC**, a Delaware limited liability company

By:   
Name: William Mader  
Its: Capital Markets Manager

**Grantee:**

**SWAY 2014-1 BORROWER, LLC**, a Delaware limited liability company

By:   
Name: William Mader  
Its: Capital Markets Manager

Date: 10.30.14

Property of Cook County Clerk's Office

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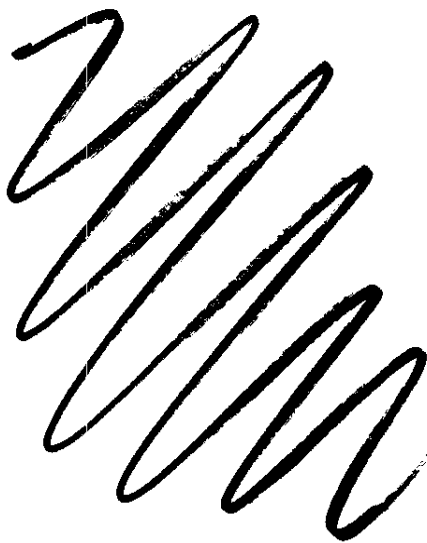
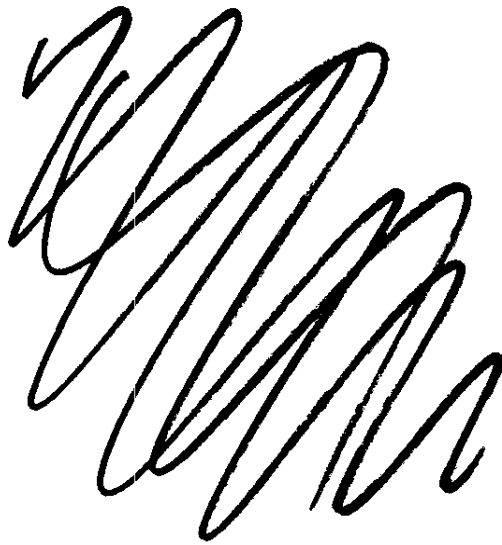
A handwritten signature in black ink, consisting of several overlapping, stylized loops and curves.

EXHIBIT "A"

Property of Cook County Clerk's Office

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A large, stylized handwritten signature in black ink, consisting of several overlapping loops and flourishes.

PROPERTY SCHEDULE

Property of Cook County Clerk's Office

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COUNT	FILE NUMBER	ADDRESS	CITY	STATE	ZIP	COUNTY
1	453SBLAC	453 South Blackstone Avenue	Glenwood	IL	60425	Cook

NO. 3794 REAL ESTATE TRANSFER TAX  
AMOUNT EXEMPT The Village of  
DATE 11/19/19 GLENWOOD  
SOLD BY TN 

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A large, stylized handwritten signature in black ink, consisting of several overlapping, wavy lines.

LEGAL DESCRIPTIONS

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## EXHIBIT A-1

STREET ADDRESS: 453 SOUTH BLACKSTONE AVENUE, GLENWOOD, IL, 60425  
COUNTY: COOK  
CLIENT CODE: 453SBLAC  
TAX PARCEL ID/APN: 32-11-211-026-0000

LOT 587 IN BROOKWOOD POINT NUMBER 9, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 16, 1972 AS DOCUMENT NUMBER 2612813, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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EXHIBIT "B"

MERGER DOCUMENTS FOR INCHARD, LLC

# Delaware

PAGE 1

*The First State*

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"AKRAN, LLC", A DELAWARE LIMITED LIABILITY COMPANY,  
"INCHARD, LLC", A DELAWARE LIMITED LIABILITY COMPANY,  
WITH AND INTO "INVERCLYDE, LLC" UNDER THE NAME OF  
"INVERCLYDE, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND  
EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED  
AND FILED IN THIS OFFICE THE FOURTH DAY OF MARCH, A.D. 2014, AT  
11:10 O'CLOCK A.M.

Property of Cook County Clerk's Office



5466428 8100M

140280783

You may verify this certificate online  
at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Jeffrey W. Bullock, Secretary of State  
AUTHENTICATION: 1175162

DATE: 03-04-14

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State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 11:15 AM 03/04/2014  
FILED 11:10 AM 03/04/2014  
SRV 140280783 - 5466428 FILE

## CERTIFICATE OF MERGER OF

**AKRAN, LLC**  
(a Delaware limited liability company)

**AND**

**INCHARD, LLC**  
(a Delaware limited liability company)

**WITH AND INTO**

**INVERCLYDE, LLC**  
(a Delaware limited liability company)

**March 4, 2014**

Pursuant to Title 6, Section 18-209 of the Delaware Limited Liability Company Act, the undersigned limited liability company does hereby adopt the following Certificate of Merger:

**FIRST:** The name of the surviving company is Inverclyde, LLC, a Delaware limited liability company, and the names of the non-surviving companies being merged into this surviving company are Akran, LLC, a Delaware limited liability company, and Inchard, LLC, a Delaware limited liability company.

**SECOND:** The agreements and plans of merger have been approved, adopted, certified, executed and acknowledged by each of the constituent companies.

**THIRD:** The name of the surviving limited liability company is: Inverclyde, LLC.

**FOURTH:** The Mergers are to become effective upon filing.

**FIFTH:** The agreements and plans of merger are on file at 1929 Harrison Street, 24<sup>th</sup> Floor, Oakland, CA 94612, the place of business of the surviving company.

**SIXTH:** Copies of the agreements and plans of merger will be furnished by the surviving company on request, without cost, to any member of any constituent limited liability company.


**SEVENTH:** The Certificate of Formation of the surviving limited liability company shall be its Certificate of Formation.

*[Signature follows]*

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**IN WITNESS WHEREOF**, this Certificate of Merger has been signed by an authorized person as of the date first listed above.

**INVERCLYDE, LLC**

By:   
Name: Nina Tran  
Title: Authorized Person

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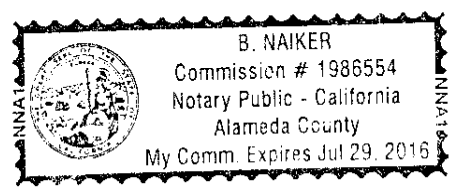
STATEMENT BY GRANTOR AND GRANTEE

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 11.6.14, \_\_\_\_\_ Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said William Mader  
this 6<sup>th</sup> day of November

2014  
[Signature]  
Notary Public

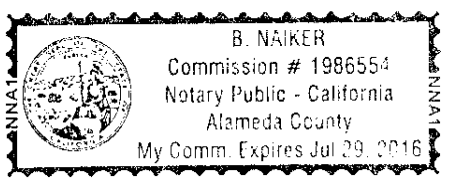


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 11.6.14, \_\_\_\_\_ Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said William Mader  
this 6<sup>th</sup> day of November

2014  
[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 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.]