

WARRANTY DEED
Statutory - Illinois

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Doc#: 1513826124 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2015 04:12 PM Pg: 1 of 4

THE GRANTOR

BBSS, LLC
c/o Salamat Sheikh
16W303 Shadow Creek
Willowbrook, Illinois 60527

for and in consideration of the
sum of TEN

and ~~NO/100~~ (\$10.00)
DOLLARS, in hand paid,

CONVEYS and WARRANTS to LILY POND LLC C SERIES, at 180 N. LaSalle St., Ste.
300, Chicago, Illinois 60601, the following described real estate situated in the County of Cook,
State of Illinois, legally described as follows:

PARCEL 1: LOTS 1, 2 AND 3 IN BRITIGAN'S MADISON STREET
SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 7 AND THE WEST 17.4 FEET OF LOT 6 IN SNOW AND
HILLS SUBDIVISION OF LOT 62 OF SCHOOL TRUSTEES SUBDIVISION
OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

P.I.N.(S) 16-16-201-010-0000; 16-16-201-011-0000; 16-16-201-012-0000; 16-
16-201-053-0000

Commonly known as 5045-59 W. Madison Street, Chicago, Illinois 60644

This conveyance is being made subject to the following matters (collectively, the
"Permitted Exceptions"): Mortgages made by Grantor in favor of Allegiance Community Bank
dated September 30, 2008 and recorded October 8, 2008 as Document No. 0828211020 and
dated September 27, 2010 and recorded November 5, 2010 as Document No. 1030903108
(collectively the "Mortgages").

It is expressly understood and agreed that the execution and delivery of this instrument
and conveyance shall not in any manner be deemed to be a merger with or the extinguishment
of the Mortgages or a satisfaction or extinguishment of the indebtedness secured thereby. The
Mortgages and related security interest shall be and remain in full force and effect according to
the terms thereof and continue to secure the indebtedness described therein, which indebtedness
shall be unaffected by Grantee's acceptance of this conveyance.

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The title to said Property is hereby warranted by Grantor against all persons whomsoever, subject to the Permitted Exceptions.

The actual possession of the Property has been surrendered and delivered to Grantee and Grantor intends by this Agreement to vest title to the Property in Grantee and forever to estop and bar Grantor's and Grantor's successors and assigns from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to the Property or any part thereof. In this regard, and in reliance upon this Agreement and all of Grantor's warranties and representations made herein, Grantee shall be entitled to exercise and enjoy all of the rights, responsibilities, powers and privileges of fee simple ownership of the subject property, including, without limitation, maintaining and improving the subject property as Grantee deems appropriate; selling or leasing the subject property at such time and on such terms, as Grantee deems appropriate; paying taxes and assessments levied against the subject property; and otherwise acting with respect to the subject property consistent with quiet enjoyment and ownership thereof by Grantee.

IN WITNESS WHEREOF, said GRANTOR has signed this instrument this 30th day of April, 2015.

BBSS, LLC

By: [Signature]

Its: Member

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Salamat Sheikh personally known to me to be the Manager of BBSS, LLC and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act.

Given under my hand and official seal, this 30th day of April, 2015.

[Signature]
NOTARY PUBLIC

Commission Expires: 1-28-17



This instrument was prepared by and mail to: Latimer LeVay Fyock, LLC, 55 W. Monroe, Ste. 1100, Chicago, Illinois 60603

Send subsequent tax bills to: Lily Pond LLC R Series, 180 N. LaSalle Street, Ste. 300, Chicago, Illinois 60601

City of Chicago
Dept. of Finance
687666



Real Estate
Transfer
Stamp
\$0.00

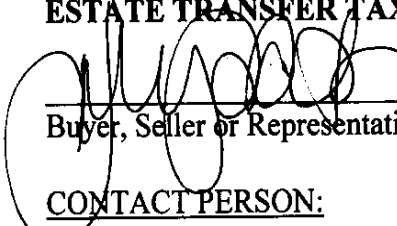
5/18/2015 15:56

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Batch 9,866,618

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EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).



Buyer, Seller or Representative

4/30/15
Date

CONTACT PERSON:

Lori Kohn
Byline Bank
180 N. LaSalle Street, Ste. 1925
Chicago, Illinois 60601
312.460.3788

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

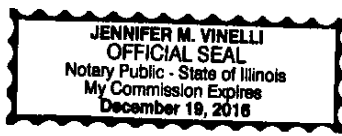
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: April 30, 2015

Signature: *Kindra Koza*
Agent

Subscribed and sworn to before me by the said Agent this 30th day of April, 2015.

Jennifer M. Vinelli
Notary Public



The grantee or his or her 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: April 30, 2015

Signature: *Kindra Koza*
Agent

Subscribed and sworn to before me by the said Agent this 30th day of April, 2015.

Jennifer M. Vinelli
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.