## **UNOFFICIAL COPY**

50530 \$ 0005

Prepared by:

William S. Ryan, Esq. 3101 North Rose Street Franklin Park, IL 60131

Mail Tax Bill & Deed to:

5333 Lake Street, LLC 7777 Lake Street, Suit 117 River Forest, IL 60305



Doc#: 1516042055 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/09/2015 11:29 AM Pg: 1 of 4

## Special Warranty Deed

Attarpevs' Title Guaranty Fund, Inc. 1 1. 1 (or Dr. 1 2400 C 1 1 1 (or 0 750 S Attail arch Department

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### **UNOFFICIAL COPY**

This instrument prepared by: William S. Ryan, Esq. 3101 North Rose Street Franklin Park, IL 60131

#### SPECIAL WARRANTY DEED

This INDENTURE, made effective as of the <u>27</u> day of May, 2015, between **RSS FDIC 2012C1-II AWS, LLC**, an Illinois limited liability company ("**Grantor**"), whose address is c/o Rialto Capi al 790 NW 107 Avenue, Suite 400, Miami, FL 33172, in favor of **5333 LAKE ST, LLC**, an Illinois limited liability company ("**Grantee**"), whose address is 7777 W. Lake, Suite 117, River Fores, NL 60305:

#### WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Cook, State of Phinois, and more particularly described on the attached Exhibit A (the "Property").

Subject however, to:

- (a) Real property taxes and assessments for the year 2015 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

	REAL ESTATE TRANSFER TAX			05-Jun-2015
			COUNTY:	37.50
			ILLINOIS:	75.00
7595_v2			TOTAL:	112.50

REAL ESTATE TRANS	05-Jun-2015	
	CHICAGO:	562.50
	CTA:	225.00
	TOTAL:	787.50
16-17-411-039 0000	2045252422	

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

RSS FDIC 2012C1-IL AWS, LLC, an Illinois limited liability company

WELLS FARGO BANK, NATIONAL ASSOCIATION, TRUSTEE FOR THE AS REGISTERED **HOLDERS OF FDIC** COMMERCIAL MORTGAGE TRUST 2012-C1. COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2012-C1, its sole member

By: Rialto Capital Advisors, LLC, its attorney-in-

(SEAL)

ta. Signature: Print Name: Title: ( Signature: Print Name: FERRAN STATE OF FLORIDA SS. **COUNTY OF MIAMI-DADE** 

The foregoing instrument was acknowledged before me this 27 to ay of May, 2015, by of Rialto Capital Advisors, LLC, as attorney-in-fact Cheryl Bouzan, as CFD of WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEF FOR THE REGISTERED HOLDERS OF FDIC COMMERCIAL MORTGAGE TRUST 2012-C1, FDIC COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2012-C1, the sole member of RSS EDIC 2012C1-IL AWS, LLC, an Illinois limited liability company, on behalf of the company. (He/She X is personally known to me or \_\_\_ has produced a driver's license as identification.

MICHELLE SHAFFER MY COMMISSION # EE 109225 EXPIRES: July 5, 2015 anded Thru Notary Public Underwriters

Print Name: Mi chelle Shorffe,

Serial No. (if any):

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ATTORNEYS' TITLE GUARANTY FUND, INC.

### LEGAL DESCRIPTION

Permanent Index Number: Property ID: 16-17-411-038-0000

**Property Address:** 

5840 W ROOSEVELT RD. CHICAGO, IL 60644

Legal Description:

Lot 18 in Block 10 in W.F. Higgins Park Addition being a Subdivision of that part of the West 1/2 of the Southeast 1/4 of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of the South line of the right of J. ch, Re. io Chicas way of the Baltimore and Ohio Chicago Terminal Railroad, in Cook County, Illinois.