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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

Property of Cook County Clerk's Office

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Special Warranty Deed

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Attorneys' Title Guaranty Fund, Inc.
150 N. Dearborn Dr. Suite 2400
Chicago, IL 60610-3750
Attorney-in-Charge Department

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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 27th day of May, 2015, between **RSS FDIC 2012C1-II AWS, LLC**, an Illinois limited liability company ("**Grantor**"), whose address is c/o Rialto Capital 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 Forest, IL 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 Illinois, 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
	TOTAL:		112.50
16-17-411-038-0000 20150501691333 1-263-893-888			

REAL ESTATE TRANSFER TAX		05-Jun-2015	
	CHICAGO:		562.50
	CTA:		225.00
	TOTAL:		787.50
16-17-411-038-0000 20150501691333 0-190-152-064			

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EXHIBIT A

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 way of the Baltimore and Ohio Chicago Terminal Railroad, in Cook County, Illinois.

Property of Cook County Clerk's Office