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Doc#: 1522444043 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2015 12:57 PM Pg: 1 of 8

File Number: FK-CB-1093

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

Mail Tax Statements To: **CSMA FT, LLC, a Delaware limited liability company: C/O First Key Mortgage, LLC (as asset manager) 875 Third Avenue, New York, NY 10022**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A**

SPECIAL WARRANTY DEED

Five Ten Illinois IV LLC, a Delaware limited liability company, whose mailing address is **C/O Five Ten Real Estate LLC, 9 Exchange Place, Suite 750, Salt Lake City, Utah 84111**, hereinafter grantor, for \$115,440.60 (One Hundred Fifteen Thousand Four Hundred Forty Dollars and Sixty Cents) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, sells, conveys and grants with covenants of special warranty to **CSMA FT, LLC, a Delaware limited liability company**, hereinafter grantee, whose tax mailing address is **C/O First Key Mortgage, LLC (as asset manager) 875 Third Avenue, New York, NY 10022**, the following real property:

SEE ATTACHED EXHIBIT A

REAL ESTATE TRANSFER TAX 12-Aug-2015



COUNTY:	57.75
ILLINOIS:	115.50
TOTAL:	173.25

29-27-107-005-0000 | 20150801613442 | 1-251-747-712

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The real property described above is conveyed subject to the following: (a) recorded exceptions to the title listed in Exhibit "B" of the pro forma Owner's Policy issued by Avenue 365 Lending Services LLC, as agent for WFG National Title Insurance Company, to Grantee as of the date of this Deed; (b) real estate taxes and assessment not yet due and payable as of the date hereof; (c) encroachments which would be revealed by an accurate property survey; and (d) rights of tenants in possession, if any, as tenants only, under a residential lease of the property as set forth on the rent roll certified by Grantor to Grantee as of the date of this Deed.

Without limiting any statutory warranties, Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor, subject to the foregoing exceptions.

TO HAVE AND TO HOLD the same together with all and singular (a) all buildings, fixtures, structures and improvements of every kind, nature and description now situated on the real property, including, without limitation, all building systems and utilities associated with and utilized by a Grantor in the ownership and operation of the buildings, including without limitation, all HVAC and electrical systems and equipment and lighting fixtures; all fire extinguishers and smoke detectors; all doors, overhead doors, and door openers; hot water heaters, water pumps, pressure tanks, water softeners, furnaces, heating controls, motors, and boiler pressure systems and equipment; all fences, gates, and openers; all ceiling fans; built-in kitchen cabinets, countertops and appliances including refrigerators, stoves, ovens, microwaves, dishwashers, and garbage disposals; carpet; window shades and blinds, drapery and curtain hardware, awnings, screens, storm windows and doors; mail boxes; decks and porches; and all plantings; (b) the appurtenances and hereditaments thereunto belonging or in anywise appertaining, and (c) all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the use, benefit and behalf of the grantee and its successors and assigns forever.

Clerk's Office

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Executed by the undersigned on April 28, 2015:

Five Ten Illinois IV LLC, a Delaware limited liability company, By Five Ten Real Estate LLC, A Delaware Limited Liability Company, its Manager

By: Vickie Roper

Signature: 

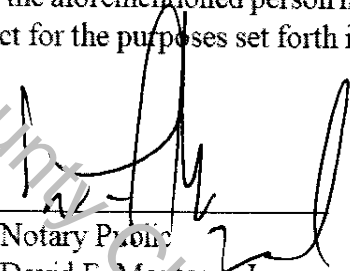
Its: Operations Officer

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged, sworn to and subscribed to before me on April 28, 2015 by **Vickie Roper the Operations Officer of Five Ten Real Estate LLC, A Delaware Limited Liability Company, as the Manager for Five Ten Illinois IV LLC, a Delaware limited liability company**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

(seal)




Notary Public
David F. Montoya, Jr.

Property of Salt Lake County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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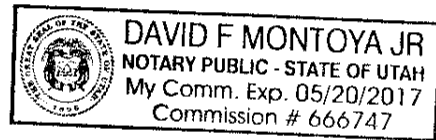
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 28, 2015

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Vladimir Popov
this 28 day of April,
2015.



NOTARY PUBLIC [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 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.

Date _____, 2015

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This _____ day of _____,
2015.

NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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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 land trust is either a natural person, and 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 _____, 2015

Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this _____ day of _____, 2015.

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 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.

Date April 27, 2015

CSMA FT, LLC, a Delaware limited liability company

By: _____
Peter Schancupp

Its: Manager

Subscribed and sworn to before me by Peter Schancupp, the Manager of CSMA FT, LLC, a Delaware limited liability company

This 27th day of April, 2015

NOTARY PUBLIC _____

ANGELA FILEDIS
Notary Public, State of New York
No. 0070098070
Qualified in New York County
Commission Expires March 10, 2018

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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EXHIBIT A

Lot 5 in Shirbil Estates, being a subdivision of part of Lot 6 in K. Dalenberg's Subdivision of Section 22 and 27, Township 36, North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

Property Address: 334 E 171St., South Holland, IL 60473

Parcel Number: 29-27-107-005-0000

Property of Cook County Clerk's Office

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Plat Act Affidavit

STATE OF UTAH)

DOCUMENT NUMBER _____

) SS

COUNTY OF SALT LAKE _____)

I, (Name) Vickie Roper, Operations Manager, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 334 E 171St., South Holland, IL 60473, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COOK COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 28th day of April, 2015.

Vickie Roper
(Signature)

NOTARY: [Signature]
(seal)

