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Doc#: 1522415046 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2015 01:26 PM Pg: 1 of 7

File Number: FK-CB-1089

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 \$125,400.00 (One Hundred Twenty Five Thousand Four Hundred Dollars and Zero 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:	62.75
ILLINOIS:	125.50
TOTAL:	188.25

29-22-203-021-0000 | 20150801613363 | 0-459-212-672

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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, dish washers, 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**

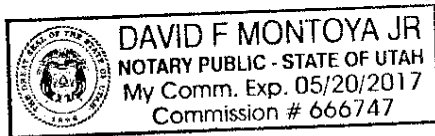
Signature: _____

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.

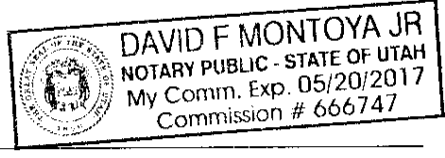
Dated April 28, _____, 2015

[Signature]

Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Vicki Roper
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 _____, 2015

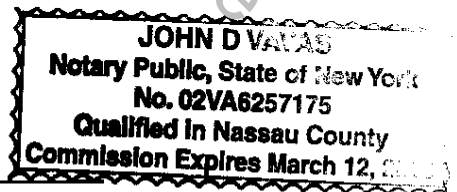
CSMA FT, LLC, a Delaware limited liability company

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 24th day of April, 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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EXHIBIT A

Lot 236 Hoekstra's 2nd Addition to Dutch Valley, being a Subdivision in the Northeast 1/4 of Section 22, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 16419 School St., South Holland, IL 60473

Parcel Number: 29-22-203-021-0000

Property of Cook County Clerk's Office