

# UNOFFICIAL COPY

**This Instrument Prepared by:**

Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126



**WHEN**

**RECORDED RETURN TO:**

OS National, LLC  
2170 Satellite Boulevard, Ste. 450  
Duluth, GA 30097

Doc#: 1525916043 Fee: \$94.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/16/2015 02:56 PM Pg: 1 of 22

(Above Space for Recorder's use only)

**WARRANTY DEED**

THE GRANTOR, BLTREJV3 Chicago LLC, a Delaware limited liability company, whose address is c/o Building and Land Technology, 2200 Atlantic Street, Stamford, CT 06902, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, REMISE, RELEASE, ALIEN and CONVEY to CSMA BLT, LLC, a Delaware limited liability company, whose address is c/o Cerberus Capital Management, L.P. 875 Third Avenue, 12<sup>th</sup> Floor, New York, New York 10022, all interest in the real estate legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property");

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee and its heirs, successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) all matters of record; (ii) any and all matters which would be disclosed on a current survey or physical inspection of the Property; (iii) all taxes not yet due and payable; (iv) all building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority, and (v) rights of tenants in possession, as tenants only, under unrecorded residential leases as shown on the rent roll delivered by Grantor to Grantee contemporaneously

*Cox Lansing*

CCRD REVIEWER     *R4*

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herewith (collectively, the "Permitted Encumbrances"); however, reference herein to the Permitted Encumbrances shall not be deemed to reimpose same.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

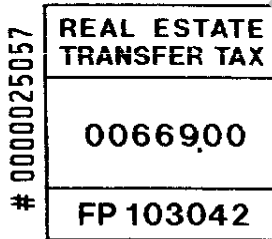
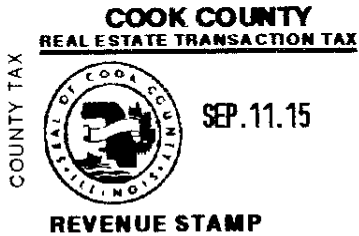
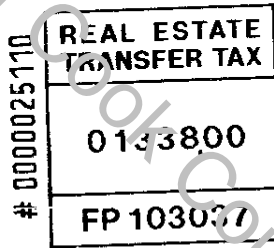
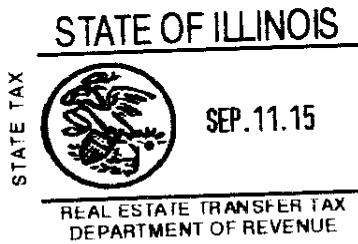
Part of PINS: See Exhibit A, attached hereto and incorporated herein.

ADDRESS: See Exhibit A, attached hereto and incorporated herein.

Send future real estate tax bills to the Grantee at its address set forth above.

*[signature page follows]*

*[remainder of this page intentionally left blank]*



Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 28<sup>th</sup> day of July, 2015.

**GRANTOR:**

**BLTREJV3 Chicago LLC**, a Delaware limited liability company

By: [Signature]  
Name: Paul J. Kuehner  
Title: Authorized Signatory

STATE OF Connecticut, SS. Stamford  
COUNTY OF Fairfield

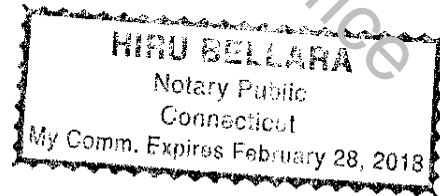
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Paul J. Kuehner, Authorized Signatory for BLTREJV3 Chicago LLC, a Delaware limited liability company, personally known to be to be the same person whose name is subscribed to the foregoing instrument, and in such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 28th day of July, 2015.

Hiru Bellara  
Notary Public

My Commission Expires:

2/28/2018  
[NOTARIAL SEAL]



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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## EXHIBIT A

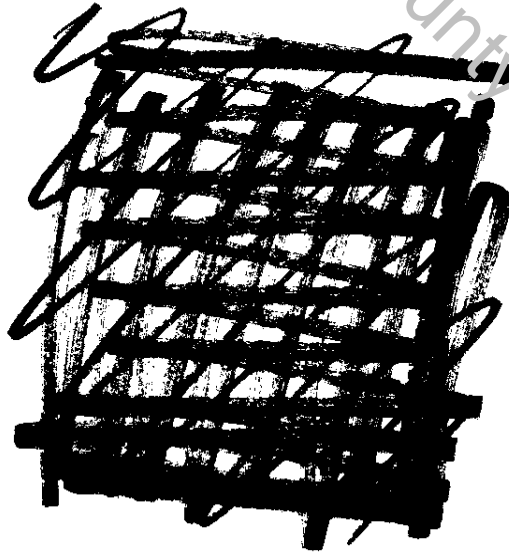
Property of Cook County Clerk's Office



# UNOFFICIAL COPY

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## PROPERTY SCHEDULE



# UNOFFICIAL COPY

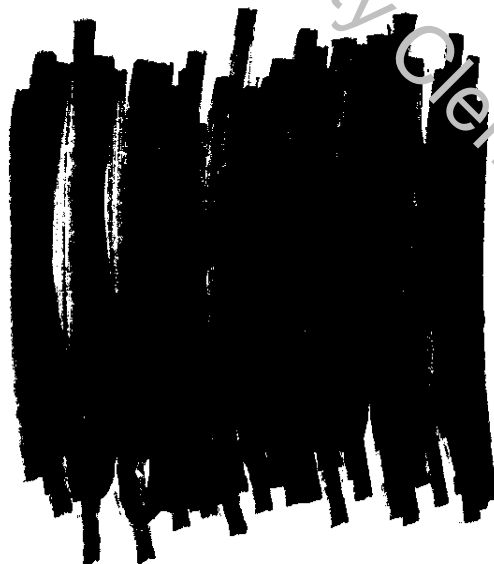
Count	File Number	Address	City	State	Zip	County
1	BLT-551	3528 S. MANOR DR	LANSING	IL	60438	COOK
2	BLT-560	3671 JACKSON ST	LANSING	IL	60438	COOK
3	BLT-441	17132 WALTER STREET	LANSING	IL	60438	COOK
4	BLT-446	17240 ROY ST	LANSING	IL	60438	COOK
5	BLT-445	17244 WENTWORTH AVE	LANSING	IL	60438	COOK
6	BLT-450	17503 GREENBAY AVE	LANSING	IL	60438	COOK
7	BLT-451	17611 HENRY ST	LANSING	IL	60438	COOK
8	BLT-454	17744 BERNADINE STREET	LANSING	IL	60438	COOK
9	BLT-455	17808 STATE LINE AVE	LANSING	IL	60438	COOK
10	BLT-469	18747 SHERMAN ST	LANSING	IL	60438	COOK



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## LEGAL DESCRIPTIONS



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## EXHIBIT A-1

STREET ADDRESS: 3528 S. MANOR DR, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-551

TAX PARCEL ID/APN: 33-05-109-063-0000

LOT 53 IN MONALDI MANOR SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, EXCEPT THAT PART THEREOF CONVEYED TO THE N.W.G.T.R.R. CO., ALSO PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, EXCEPT THAT PART THEREOF CONVEYED TO THE N.W.G.T.R.R. CO, ALL IN FRACTIONAL SECTION 5, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 29, 1958 AS DOCUMENT NUMBER 1793128, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-2

STREET ADDRESS: 3671 JACKSON ST, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-560

TAX PARCEL ID/APN: 30-32-202-055-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOTS 26 AND 27 IN BLOCK 1 IN WENTWORTH MANOR, A SUBDIVISION OF LOT "D" IN MEETERS FIRST SUBDIVISION IN FRACTIONAL SECTIONS 29 AND 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*



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## EXHIBIT A-3

STREET ADDRESS: 17132 WALTER STREET, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-441

TAX PARCEL ID/APN: 30-29-102-056-0000

THE NORTH 10 FEET OF LOT 29 AND ALL OF LOT 30 ALL IN BLOCK 5 IN OVERLOOK PARK ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 20 AND IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 29, 1925 AS DOCUMENT NO. 9081716, IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-4

STREET ADDRESS: 17240 ROY ST, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-446

TAX PARCEL ID/APN: 30-29-107-049-0000

LOT 18 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 20 FEET OF LOT 19 IN BLOCK 2 IN BURNHAM BERNICE ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-5

STREET ADDRESS: 17244 WENTWORTH AVE, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-445

TAX PARCEL ID/APN: 30-29-116-006-0000

THE EAST 150 FEET OF THE NORTH 100 FEET OF THE SOUTH 903 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, LYING EAST OF THE WEST 20 ACRES THEREOF AND WEST OF THE EAST 50 FEET THEREOF, IN SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-6

STREET ADDRESS: 17503 GREENBAY AVE, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-450

TAX PARCEL ID/APN: 30-30-411-043-0000

LOT ONE (EXCEPT THE NORTH EIGHT (8) FEET THEREOF) (1) THE NORTH TEN (10) FEET OF LOT TWO (2) IN BLOCK FOUR (4) IN AIRWAYS ADDITION, A SUBDIVISION OF (EXCEPT LOTS THREE (3) AND TEN (10)), BLOCK ONE (1), (EXCEPT LOTS TWELVE (12), THIRTEEN (13), AND FOURTEEN (14)), BLOCK TWO (2), AND ALL OF BLOCKS THREE (3) AND FOUR (4), IN SOUTHERN BERNICE, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST SEVENTEEN AND TWO THOUSAND FOUR TEN THOUSANDTHS (17.2004) ACRES THEREOF, ACCORDING TO PLAT REGISTERED AS DOCUMENT NUMBER 343063, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-7

STREET ADDRESS: 17611 HENRY ST, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-451

TAX PARCEL ID/APN: 30-29-326-051-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE SOUTH 99 FEET OF THE NORTH 132 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

\*\*\*

## EXHIBIT A-8

STREET ADDRESS: 17744 BERNADINE STREET, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-454

TAX PARCEL ID/APN: 30-29-323-042-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT ONE AND THE SOUTH TEN FEET OF LOT TWO IN VIRGINIA PARK, BEING A SUBDIVISION OF THE SOUTH 11.472 ACRES IN THE EAST HALF 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, AND THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, LYING NORTH OF THE SOUTH 34.400 ACRES THEREOF, ALL IN TOWNSHIP 36 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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## EXHIBIT A-9

STREET ADDRESS: 17808 STATE LINE AVE, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-455

TAX PARCEL ID/APN: 30-32-201-041-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 37 IN MAPLE ESTATE SUBDIVISION BEING A RESUBDIVISION OF LOTS 5 TO 8 IN WEINACKERS SUBDIVISION OF PART OF SECTION 32 TOWNSHIP 36 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 29 TOWNSHIP 36 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

\*\*\*

## EXHIBIT A-10

STREET ADDRESS: 18747 SHERMAN ST, LANSING, IL 60438

COUNTY: COOK

CLIENT CODE: BLT-469

TAX PARCEL ID/APN: 33-05-106-036-0000

LOT 9 (EXCEPT THE NORTH 1 FOOT THEREOF) AND THE NORTH 14.5 FEET OF LOT 10 IN BLOCK 4 IN LANSING LAKE GARDENS, BEING A SUBDIVISION OF THE NORTHEAST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH (EXCEPT THE EAST 166.03 FEET OF THE NORTH 411 FEET OF THE WEST ONE-HALF THEREOF) OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **BLTREJV3 Chicago, LLc**

Mailing Address: **225 Town Park Drive #100**

**Kennesaw, GA 30144**

Telephone: **678-540-7703**

Attorney or Agent: **Charlie Deery**

Telephone No.: **312-508-5575**

Property Address **3528 S Manor Drive**

**Lansing, IL 60438**

Property Index Number (PIN) **33-05-109-063-0000**

Water Account Number **322 1750 00 05**

Date of Issuance: **August 26, 2015**

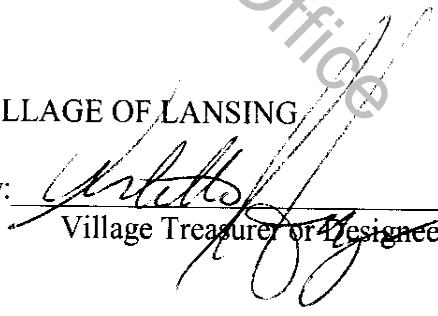
State of Illinois )

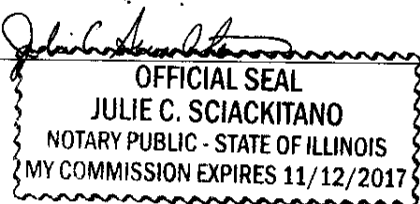
County of Cook)

This instrument was acknowledged before  
me on August 26, 2015 by

**Julie C Sciackitano.**

VILLAGE OF LANSING

By:   
Village Treasurer or Designee

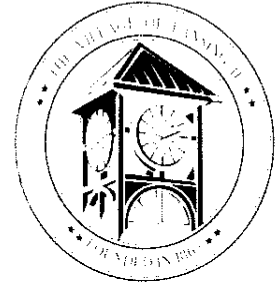


(Signature of Notary Public)(SEAL)

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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**Kennesaw, GA 30144**

Telephone: **678-540-7703**

Attorney or Agent: **Charlie Deery**

Telephone No.: **312-508-5575**

Property Address **3671 Jackson Street**

**Lansing, IL 60438**

Property Index Number (PIN) **30-32-202-055-0000**

Water Account Number **103 0800 00 05**

Date of Issuance: **August 26, 2015**

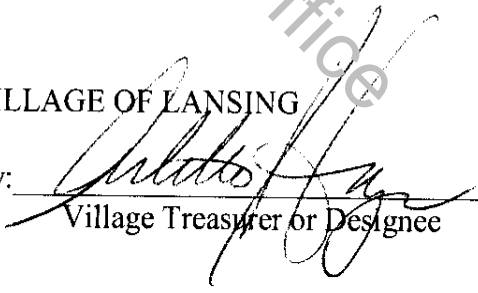
State of Illinois )

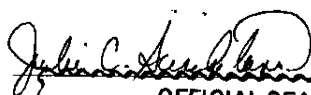
County of Cook )

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By:   
Village Treasurer or Designee



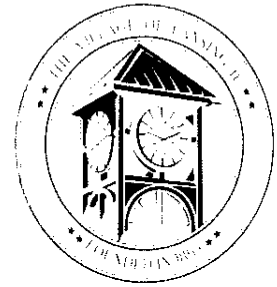
(Signature of Notary Public)(SEAL)

OFFICIAL SEAL  
JULIE C. SCIACKITANO  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/12/2017

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**Kennesaw, GA 30144**

Telephone: **678-540-7703**

Attorney or Agent: **Charlie Deery**

Telephone No.: **312-508-5575**

Property Address **17132 Walter Street**

**Lansing, IL 60438**

Property Index Number (PIN) **30-29-102-056-0000**

Water Account Number **311 2961 00 07**

Date of Issuance: **August 26, 2015**

State of Illinois )

County of Cook)

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**Julie C Sciackitano.**

VILLAGE OF LANSING

By: *Julie C Sciackitano*  
Village Treasurer or Designee

*Julie C. Sciackitano*

(Signature of Notary Public)(SEAL)

**OFFICIAL SEAL  
JULIE C. SCIACKITANO  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/12/2017**

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Mailing Address: 225 Town Park Drive #100

Kennesaw, GA 30144

Telephone: 678-540-7703

Attorney or Agent: Charlie Doerr

Telephone No.: 312-508-5575

Property Address 17240 Roy Street

Lansing, IL 60438

Property Index Number (PIN) 30-29-107-049-0000

Water Account Number 310 3500 00 09

Date of Issuance: August 26, 2015

State of Illinois )

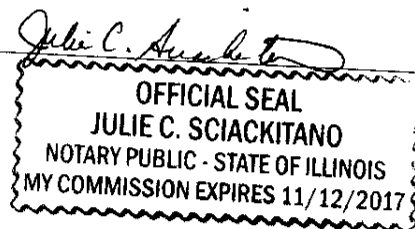
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VILLAGE OF LANSING

By: [Signature]  
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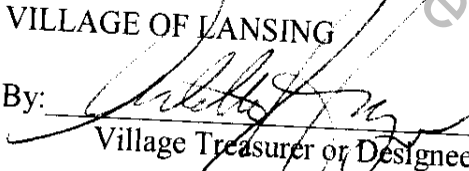
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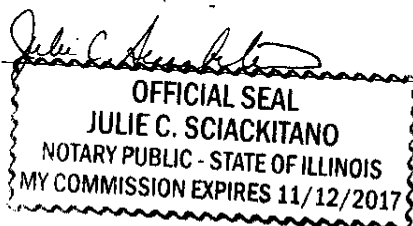
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 Telephone: **678-540-7703**

Attorney or Agent: **Charlie Doerr**  
 Telephone No.: **312-508-5575**

Property Address **17244 Wentworth Avenue**  
**Lansing, IL 60438**  
 Property Index Number (PIN) **30-29-116-006-0000**  
 Water Account Number **324 0350 00 04**  
 Date of Issuance: **August 26, 2015**

State of Illinois )  
County of Cook )  
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**Julie C Sciackitano.**

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Village Treasurer or Designee

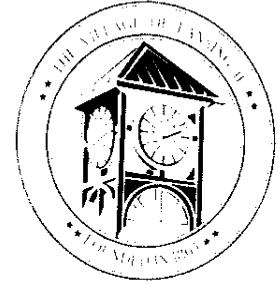


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Kennesaw, GA 30144

Telephone: 678-540-7703

Attorney or Agent: Charlie Doerr

Telephone No.: 312-508-5575

Property Address: 17503 Greenbay Avenue

Lansing, IL 60438

Property Index Number (PIN): 30-30-411-043-0000

Water Account Number: 117 2360 00 03

Date of Issuance: August 26, 2015

State of Illinois )

County of Cook )

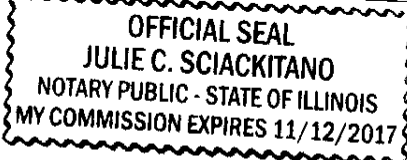
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VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

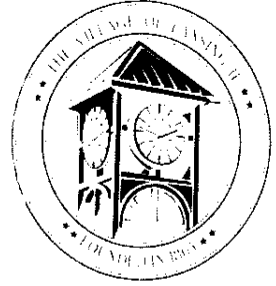
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AND WHEN RECORDED RETURN TO:



## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **BLTREJV3 Chicago, LLC**

Mailing Address: **225 Town Park Drive #100**

**Kennesaw, GA 30144**

Telephone: **678-540-7703**

Attorney or Agent: **Charlie Doerz**

Telephone No.: **312-508-5575**

Property Address **17611 Henry Street**

**Lansing, IL 60438**

Property Index Number (PIN) **30-29-326-051-0000**

Water Account Number **111 0801 00 04**

Date of Issuance: **August 26, 2015**

State of Illinois )

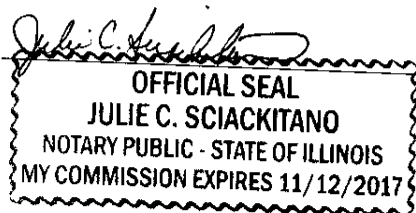
County of Cook )

This instrument was acknowledged before  
me on *August 26*, *2015* by

**Julie C Sciackitano.**

VILLAGE OF LANSING

By: *[Signature]*  
Village Treasurer or Designee



(Signature of Notary Public)(SEAL)

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

**UNOFFICIAL COPY**

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



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**Kennesaw, GA 30144**

Telephone: **678-540-7703**

Attorney or Agent: **Charlie Doerr**

Telephone No.: **312-508-5575**

Property Address **17744 Bernadine Street**

**Lansing, IL 60438**

Property Index Number (PIN) **30-29-323-042-0000**

Water Account Number **105 1551 00 03**

Date of Issuance: **August 26, 2015**

State of Illinois )

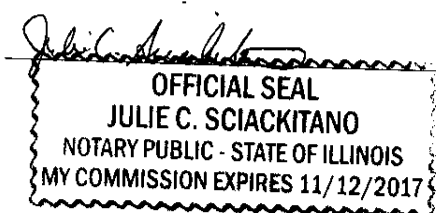
County of Cook )

This instrument was acknowledged before  
me on August 26, 2015 by

**Julie C Sciackitano.**

VILLAGE OF LANSING

By:   
Village Treasurer or Designee

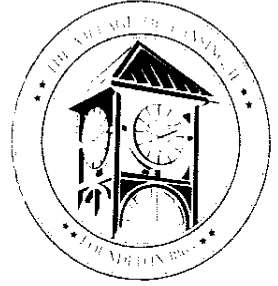


(Signature of Notary Public)(SEAL)

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Mailing Address: **225 Town Park Drive #100**

**Kennesaw, GA 30144**

Telephone: **678-540-7703**

Attorney or Agent: **Charlie Doerz**

Telephone No.: **312-508-5575**

Property Address **17808 State Line Avenue**

**Lansing, IL 60438**

Property Index Number (PIN) **30-32-201-041-0000**

Water Account Number **101 2850 00 03**

Date of Issuance: **August 26, 2015**

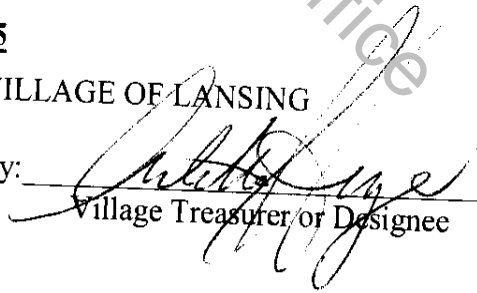
State of Illinois )

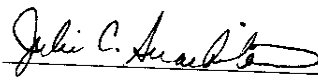
County of Cook )

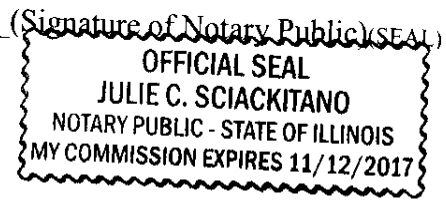
This instrument was acknowledged before  
me on August 26, 2015 by

**Julie C Sciackitano.**

VILLAGE OF LANSING

By:   
Village Treasurer or Designee





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Mailing Address: **225 Town Park Drive #100**

**Kennesaw, GA 30144**

Telephone: **678-540-1703**

Attorney or Agent: **Charlie Doer**

Telephone No.: **312-508-5575**

Property Address **18747 Sherman Street**

**Lansing, IL 60438**

Property Index Number (PIN) **33-05-106-036-0000**

Water Account Number **307 1251 00 05**

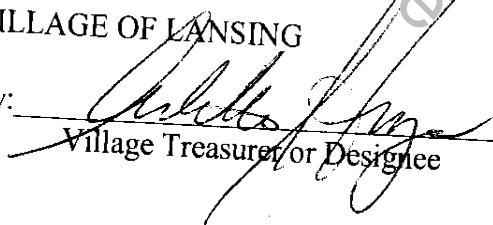
Date of Issuance: **August 26, 2015**

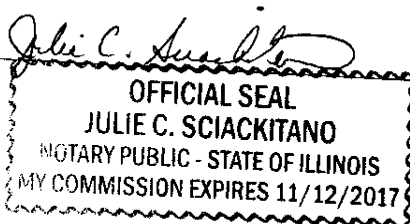
State of Illinois )

County of Cook )

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