

UNOFFICIAL COPY



Doc#: 1526618077 Fee: \$54.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2015 03:29 PM Pg: 1 of 9

RECORDING COVER SHEET

Cook County

40018908

TYPE OF DOCUMENT: Affidavit of Title

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT OF FACT RELATING TO TITLE TO REAL ESTATE

STATE OF ILLINOIS)
) ss:
 Cook COUNTY)

The undersigned, Erika L. Kruse, Esq., ("Affiant"), upon being first duly sworn in accordance with Illinois law, states as follows:

1. I have personal knowledge of the facts set forth in this Affidavit.
2. The property that is the subject of this Affidavit (referred to as the "Property") is described as follows:

Parcel 1:

COMMONLY KNOWN AS: 4325 North Ravenswood Avenue, Chicago,
Illinois 60613
PIN: 14-18-403-003-0000

Parcel 2:

COMMONLY KNOWN AS: 4343 North Ravenswood Avenue, Chicago,
Illinois 60613
PIN: 14-18-403-002-0000

3. On September 22, 2015, AFTER THE FACT, LLC, an Illinois limited liability company and OUROBOROS, LLC, an Illinois limited liability company, (collectively the "Grantors") by Stuart E. Grannen, Manager for both entities, executed and delivered a Special Warranty Deed (the "Deed") for the Property to **MAB CAPITAL MANAGEMENT, LLC**, an Alaska limited liability company licensed to do business in Illinois, as to a 50% undivided interest as a tenant in common, and **THE JOHN B. SIRPILLA GROUP, LTD.**, an Ohio limited liability company licensed to do business in Illinois, as to a 50% undivided interest as a tenant in common (collectively the "Grantees").

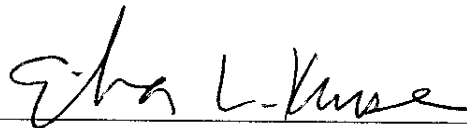
4. Grantees made Grantors full and complete payment in satisfaction of the purchase price for the Property in consideration for Grantor's execution and delivery of the Deed to Grantees for the Property.

5. A Mortgage from the Grantees to Wintrust Bank was recorded as Doc # 1526618076.

UNOFFICIAL COPY

6. The recordation of the Deed for the Property is delayed pending Grantor's receipt of a certificate from the City of Chicago Water Department which will allow said recordation of the Deed.

FURTHER AFFIANT SAIETH NAUGHT.



ERIKA L. KRUSE

Dated: 9/22/2015

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

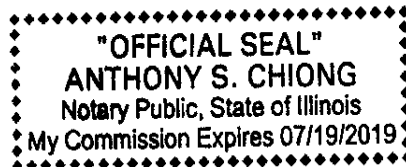
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Erika L. Kruse**, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of September, 2015.



Notary Public

This instrument was prepared by:
Erika L. Kruse
28755 W. Harvest Glen Cir.
Cary, IL 60013



UNOFFICIAL COPY



Exhibit "A"

See Special Warranty Deed Attached

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ____ day of September, 2015 between

AFTER THE FACT, LLC, an Illinois limited liability company, as to Parcel 1, **AND OUROBOROS, LLC**, an Illinois limited liability company, as to Parcel 2, collectively **GRANTORS**,

AND

MAB CAPITAL MANAGEMENT, LLC, an Alaska limited liability company licensed to do business in Illinois, as to a 50% undivided interest as a tenant in common, **AND THE JOHN B. SIRPILLA GROUP, LTD.**, an Ohio limited liability company licensed to do business in Illinois, as to a 50% undivided interest as a tenant in common, collectively **GRANTEES**,

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, do hereby GRANT, SELL, REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantees having their principal offices at the following addresses: 113-119 W. Hubbard Street, 5th Floor, Chicago, Illinois 60654 and 1005 Interstate Parkway, Akron, Ohio 44312, respectively, the tract or parcel of land in Cook County, Illinois, **legally described in Exhibit A attached hereto and made a part hereof.**

Together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (such land, interests and rights are hereinafter collectively referred to as the "Property").

Parcel 1:

COMMONLY KNOWN AS: 4325 North Ravenswood Avenue, Chicago, Illinois 60613
PIN: 14-18-403-003-0000

UNOFFICIAL COPY

Parcel 2:

COMMONLY KNOWN AS: 4343 North Ravenswood Avenue, Chicago, Illinois 60613
PIN: 14-18-403-002-0000

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantors and accepted by Grantees subject to those matters set forth on **Exhibit B** attached hereto and made a part hereof ("**Permitted Exceptions**").

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantees, their successors and assigns, in fee simple forever.

THE GRANTORS hereby covenant with the Grantees that at the time of delivery of this Special Warranty Deed, Grantors are lawfully seized of the above described property in fee simple; that Grantors have good right and lawful authority to sell and convey the property; and Grantors do hereby bind themselves, their successors and assigns, to WARRANT AND DEFEND all and singular the title to the Property unto the said Grantees, their successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors but not otherwise, subject to the Permitted Exceptions.

THE GRANTORS hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise. **THIS PROPERTY IS NOT HOMESTEAD PROPERTY.**

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on the ____ day of September, 2015.

AFTER THE FACT, LLC, an Illinois limited liability company

By: _____,
Name: Stuart E. Grannen
Its: Manager

OUROBOROS, LLC, an Illinois limited liability company

By: _____,
Name: Stuart E. Grannen
Its: Manager

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Stuart E. Grannen**, personally known to me to be the Manager of **After the Fact, LLC**, an Illinois limited liability company, and Manager of **Ouroboros, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Companies, as the free and voluntary act of the Manager, and as the free and voluntary act and deed of said Limited Liability Companies, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of September, 2015.

Notary Public

This instrument was prepared by:

Robert C. Ansani
Leff & Cohen, Ltd.
300 S. Wacker Drive Suite 2400
Chicago, IL 60606

After recording return to:

Erika L. Kruse
28755 W. Harvest Glen Cir.
Cary, IL 60013

Send subsequent tax bills to:

c/o MAB Capital Management, LLC
113-119 West Hubbard Street, 5th Floor
Chicago, IL 60654

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTIONS

Parcel 1:

LOTS 18 AND 19 IN BLOCK 24 IN RAVENSWOOD SUBDIVISION IN SECTION 17 AND 18 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 4325 North Ravenswood Avenue, Chicago, IL 60613

P.I.N.: 14-18-403-003-0000

Parcel 2:

LOTS 20 AND 21 IN BLOCK 14 IN RAVENSWOOD SUBDIVISION IN SECTION 17 AND 18 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 4343 North Ravenswood Avenue, Chicago, IL 60613

P.I.N.: 14-18-403-002-0000

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

Property of Cook County Clerk's Office