## **UNOFFICIAL COPY**

### This Instrument Prepared by:

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

## WHEN RECORDED RETURN TO:

OS National, LJC 2170 Satellite Eoglevard, Ste. 450 Duluth, GA 30097



Doc#: 1527245030 Fee: \$52.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 09/29/2015 09:48 AM Pg: 1 of 8

(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, ATTEN 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



1527245030 Page: 2 of 8

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"Permitted L. nall not be deemed.

Aiving all rights under and .

Ahibit A, attached hereto and incorporated.

Exhibit A, attached hereto and incorporated.

Attached hereto and incorporated.

State tax bills to the Grantee at its address set forth at .

[signature page follows]

[remainder of this page intentionally left blank] 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.

1527245030 Page: 3 of 8

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IN WITNESS WHEREOF, Grantor July 2015.	has executed this Warranty Deed as of the Zetany of
	GRANTOR:
	BLTREJV3 Chicago LLC, a Delaware limited liability company
	By: Name: Paul J. Kuehner Tide: Authorized Signatory
STATE OF <u>Connecticul</u> ) ss. Stan	Jud
hereby certify that Paul J. Kuehner, Autl Delaware limited liability company, person is subscribed to the foregoing instrument, a person and acknowledged that he/she signal and voluntary act, and as the free and voluntary act, and purposes therein set forth.	c in and for said County, in the State aforesaid, do notized Signatory for BLTREJV3 Chicago LLC, a saily known to be to be the same person whose name and in such capacity, appeared before me this day in ed and delivered said instrument as his/her own free stary act of sail limited liability company, for the uses
GIVEN under my hand and Notarial	
<u></u>	Notary Public
My Commission Expires:  1 28 2018 [NOTARIAL SEAL]	HIRU BELLARA  Notery Public  Connecticut  My Comm. Expires February 28, 2018

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.

1527245030 Page: 4 of 8

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### EXHIBIT A



1527245030 Page: 5 of 8

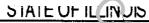
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# **UNOFFICIAL COPY**

Count	File Number	Address	City	State	Zip	County
1	BLT-569	3980 177TH ST	COUNTRY CLUB HILLS	IL	60478	COOK







SEP.29.15

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0014000

FP 103037

COOK COUNTY ESTATE TRANSACTION TAX



SEP.29.15

REVENUE STAMP

REAL ESTATE
TRANSFER TAX # 0000025233

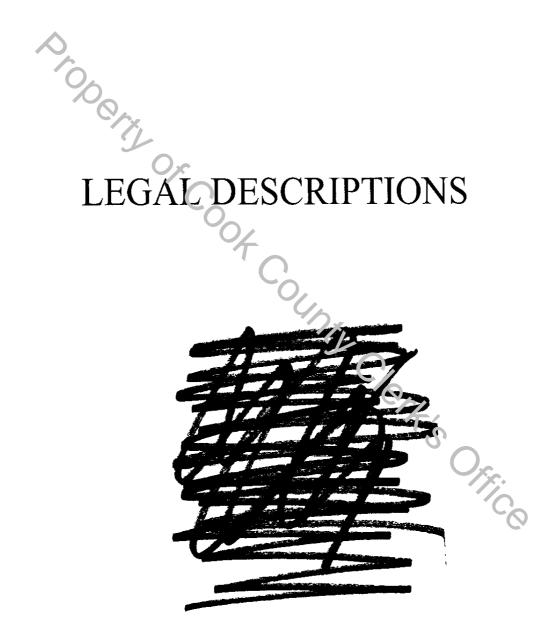
0007000

750 OFFICE

FP 103042

1527245030 Page: 7 of 8

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1527245030 Page: 8 of 8

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### **EXHIBIT A-1**

STREET ADDRESS: 3980 177TH ST, COUNTRY CLUB HILLS, IL 60478

COUNTY: COOK

**CLIENT CODE: BLT-569** 

TAX PARCEL ID/APN: 28-35-102-011-0000

LOT 23 IN BLOCK 3 IN WINSTON PARK UNIT 2, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THITO PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT 7 HEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 11, 1970 AS DOCUMENT NUMBER 21341637.

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