

# UNOFFICIAL COPY

**This Instrument Prepared by:**

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



Doc#: 1528913040 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/16/2015 10:24 AM Pg: 1 of 8

**WHEN**

**RECORDED RETURN TO:**

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

(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

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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

COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  OCT. 16. 15 REVENUE STAMP	177 # 000025493	<b>REAL ESTATE TRANSFER TAX</b>  00078.50  FP 103042
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STATE TAX	<b>STATE OF ILLINOIS</b>  OCT. 16. 15 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	665 # 000025493	<b>REAL ESTATE TRANSFER TAX</b>  00157.00  FP 103037
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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:   
 Name: Paul J. Kuehner  
 Title: Authorized Signatory

STATE OF Connecticut)  
 ) SS Stamford  
 COUNTY OF Fairfield)

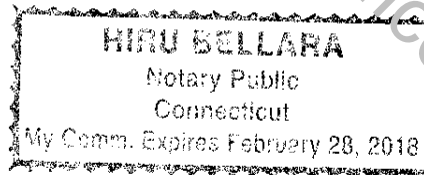
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Paul J. Kuehner, Authorized Signatory for BLTREJV3 Chicago LLC, a Delaware limited liability company, personally known to be to be the same person whose name is subscribed to the foregoing instrument, 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 28<sup>th</sup> 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

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W  
A  
L

## PROPERTY SCHEDULE

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W

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Count	File Number	Address	City	State	Zip	County
1	BLT-470	18921 S ANTHONY AVE	COUNTRY CLUB HILLS	IL	60478	COOK

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NO. 15-252  
\$ 783

A large, stylized handwritten signature in black ink, appearing to be "J. J. [unclear]".

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**LEGAL DESCRIPTIONS**

A handwritten signature or mark, possibly the initials 'N', written in black ink.

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## EXHIBIT A-1

STREET ADDRESS: 18921 S ANTHONY AVE, COUNTRY CLUB HILLS, IL 60478

COUNTY: COOK

CLIENT CODE: BLT-470

TAX PARCEL ID/APN: 31-03-316-015-0000

LOT 9 IN COUNTRY CLUB HILLS UNIT 7, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 2 RODS OF THE WEST 80 RODS AND EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 3/31/59 AS DOCUMENT NO 17495223 IN COOK COUNTY, ILLINOIS.

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