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This Instrument Prepared By
And After Recording Return To:
Scott & Kraus, LLC
150 S. Wacker, Suite 2900
Chicago, Illinois 60606
Attention: Eugene S. Kraus, Esq.

Doc#: 1532117033 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2015 02:15 PM Pg: 1 of 6

Property of Cook County Recorder of Deeds

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

ANCHOR GREEN LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by DELAWARE PLACE BANK, an Illinois state chartered bank ("Grantee"), whose mailing address is 190 E. Delaware Place, Chicago, Illinois 60611-1719, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit 1 attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit 2 attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and Grantor shall WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401 permitting deeds in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee hereunder shall not merge with the interests of Grantor under that certain Construction Mortgage dated July 23, 2009 made by Grantor in favor of Grantee encumbering that certain real

CCRD REVIEWER *R. Misto*

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property commonly known as 6928-30 Green Street, Chicago, IL 60621 and recorded in the Cook County Recorder of Deeds on July 29, 2009 as Document Number 0921044038 and re-recorded in the Cook County Recorder of Deeds on December 11, 2009 as Document Number 0934518000.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of October 30 2015.

GRANTOR:

ANCHOR GREEN LLC,
an Illinois limited liability company


By: [Signature]
John Munson, its Sole Manager



THIS TRANSACTION IS EXEMPT FROM REAL PROPERTY TRANSFER TAXATION PURSUANT TO 35 ILCS 200/21-45(L).

ANCHOR GREEN LLC,
an Illinois limited liability company

By: [Signature]
John Munson, its Sole Manager

Date October 30 2015

| | |
|---|----------------------|
| REAL ESTATE TRANSFER TAX | 17-Nov-2015 |
|  | CHICAGO: 0.00 |
| | CTA: 0.00 |
| | TOTAL: 0.00 |
| 20-20-422-025-0000 20151101644921 0-360-880-192 | |

| | |
|---|-----------------------|
| REAL ESTATE TRANSFER TAX | 17-Nov-2015 |
|   | COUNTY: 0.00 |
| | ILLINOIS: 0.00 |
| | TOTAL: 0.00 |
| 20-20-422-025-0000 20151101644921 0-117-844-032 | |

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STATE OF ILLINOIS §
 §
COUNTY OF Cook §

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that John Munson, the Sole Manager of ANCHOR GREEN LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Amber Bourque-Laycsak
Notary Public, State of Illinois

Amber Bourque-LAYCSAK
(printed name)

My commission expires. 6/7/16



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EXHIBIT 1

LEGAL DESCRIPTION

LOT 16 IN BLOCK 7 OF MAULDING & EIDMANN'S SUBDIVISION OF PART OF THE NORTH $\frac{3}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-20-422-025-0000

COMMONLY KNOWN AS: 6928-30 GREEN STREET, CHICAGO, ILLINOIS 60621

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EXHIBIT 2

PERMITTED EXCEPTIONS:

1. Taxes for the year 2015, and subsequent years.
2. Construction Mortgage dated July 23, 2009 made by Borrower in favor of Lender encumbering that certain real property commonly known as 6928-30 Green Street, Chicago, IL 60621 and recorded in the Cook County Recorder of Deeds on July 29, 2009 as Document Number 0921044038 and re-recorded in the Cook County Recorder of Deeds on December 11, 2009 as Document Number 0934518000;
3. Assignment of Rents dated July 23, 2009 made by Borrower in favor of Lender encumbering that certain real property commonly known as 6928-30 Green Street, Chicago, IL 60621 and recorded in the Cook County Recorder of Deeds on July 29, 2009 as Document Number 0921044039 and re-recorded in the Cook County Recorder of Deeds on December 11, 2009 as Document Number 0934518001;
4. 18 foot building line as shown on Plat.
5. Covenants and agreements contained in the deed from Chicago Title and Trust Company, as trustee under trust #4150 to Richard Manning and Annie Manning dated June 28, 1912 and recorded August 1, 1913 as document 5237136 in book 12506 page 262 as to the cost, kind, location and use of buildings to be erected on the Land.
6. Covenants and restrictions relating to cost, location and construction, Character and Use of Improvements Etc. Contained in certain declaration by Chicago Title and Trust Company, a corporation of Illinois as trustee under trust number 4150 dated September 12, 1911 and recorded September 21, 1911 as document number 4834450.

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STATEMENT FOR GRANTOR OR GRANTEE

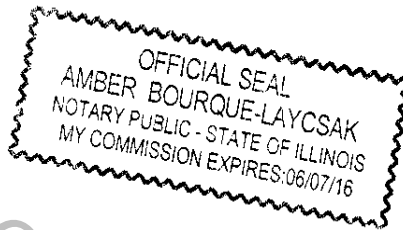
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, limited liability company or foreign corporation authorized to do business or acquire 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: October 30 2015

Signature: _____
Grantor or Agent

SUBSCRIBED AND SWORN to before me by this 29 day of October, 2015

[Signature]
Notary Public



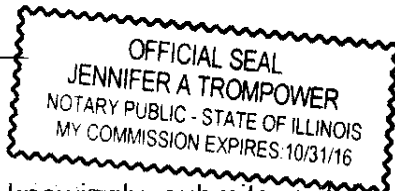
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, limited liability company or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 30 2015

Signature: _____
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 30 day of October, 2015

[Signature]
Notary Public



NOTE: Any person who knowingly ~~submits a false~~ statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.