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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#: 1533416045 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/30/2015 12:31 PM Pg: 1 of 6

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

ANCHOR GREEN 50TH 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 Grantee under that (i) certain Mortgage dated April 2,


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2010 and recorded in the Cook County Recorder of Deeds (the "Recorder's Office") on April 9, 2010 as Document No. 1009933064, Modification of Mortgage dated May 22, 2015 recorded in Recorder's Office on June 3, 2015 as document 1515434098, and Second Modification of Mortgage dated May 22, 2015 m recorded in Recorder's Office on June 3, 2015 as document 1515434099 made by ANCHOR GREEN 50TH LLC, an Illinois limited liability company, in favor of Grantee on the real property commonly known as 718, 720, 728 W. 50th Street, Chicago, Illinois 60609 (PINS: 20-09-111-044-0000) (the "Real Property") and that (ii) certain Mortgage dated January 27, 2011 and recorded in the Recorder's Office on February 16, 2011 as Document No. 1104734035, Modification of Mortgage dated April 7, 2011 by and recorded in Recorder's Office on June 22, 2011 as document 1117329014 made by ANCHOR GREEN 50TH LLC, an Illinois limited liability company in favor of Grantee on the Real Property.

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

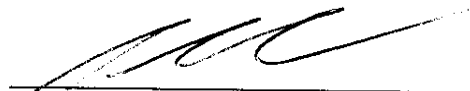
GRANTOR:

ANCHOR GREEN 50TH LLC,
an Illinois limited liability company


By: 
John Munson, its Sole Manager



THIS TRANSACTION IS EXEMPT FROM REAL PROPERTY TRANSFER TAXATION PURSUANT TO 35 ILCS 200/31-45(L).

ANCHOR GREEN 50TH LLC,
an Illinois limited liability company

By: 
John Munson, its Sole Manager

Date: October 30, 2015

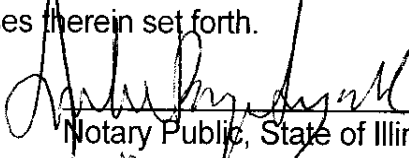
REAL ESTATE TRANSFER TAX		30-Nov-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-09-111-044-0000 20151101647982 0-845-150-272		

REAL ESTATE TRANSFER TAX		30-Nov-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-09-111-044-0000 20151101647982 0-430-045-248		

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STATE OF ILLINOIS §
 §
COUNTY OF Cook §

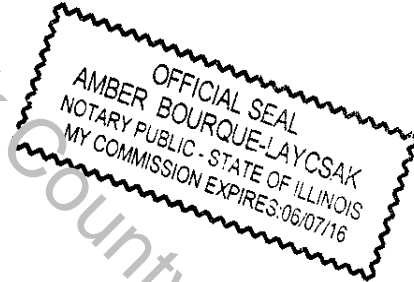
The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that John Munson, Manager of ANCHOR GREEN 50TH LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before 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.



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 39 IN BLOCK 2 IN METZGER'S SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-09-111-044-0000

COMMONLY KNOWN AS: 718 W 50TH STREET, CHICAGO, ILLINOIS

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EXHIBIT 2

PERMITTED EXCEPTIONS:

1. Taxes for the year 2015, and subsequent years.
2. Mortgage dated April 2, 2010 recorded in the Office of the Cook County Recorder of Deeds ("Recorder's Office") on April 9, 2010 as document 1009933063;
3. Assignment of Rents dated April 2, 2010 recorded in Recorder's Office on April 9, 2010 as document 1009933064;
4. Modification of Mortgage dated May 22, 2015 recorded in Recorder's Office on June 3, 2015 as document 1515434098;
5. Second Modification of Mortgage dated May 22, 2015 recorded in Recorder's Office on June 3, 2015 as document 1515434099;
6. Mortgage dated January 27, 2011 recorded in the Recorder of Deeds on February 16, 2011 as document 1104734035;
7. Assignment of Rents dated January 27, 2011 recorded in Recorder's Office on February 15, 2011 as document 1104645000;
8. Modification of Mortgage dated April 7, 2011 recorded in Recorder's Office on June 22, 2011 as document 1117329014;
9. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
10. Encroachment of the fence located mainly on the Land West and adjoining onto Land by .20 feet as disclosed by survey by Chicagoland Survey Company Inc. Dated October 16, 2009 number 101-38. (Affects Lot 39)

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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.

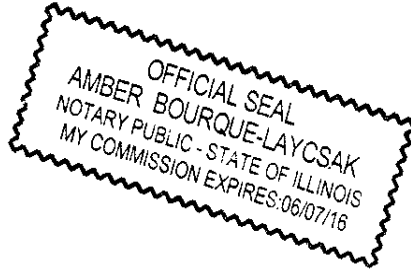
Dated: October 25, 2015

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 29, 2015

Signature: _____

Grantee or Agent

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

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.