

# UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED  
(Illinois)**



Doc#: 1535119080 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2015 12:52 PM Pg: 1 of 5

89-78676-1011

**THIS INDENTURE**, made as of this 15 day of December, 2015, by **BMO HARRIS BANK NATIONAL ASSOCIATION**, a national banking association, formerly known as Harris N.A., a national association, successor by merger to Harris Trust and Savings Bank ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, and pursuant to authority of Grantor, by these presents does **GRANT, REMISE, RELEASE, ALIEN AND CONVEY** unto **CP MAPLE LEAF 3 LLC**, a Delaware limited liability company ("**Grantee**"), 545 South Figueroa Street, Suite 614, Los Angeles California 90071, **FOREVER**, all the following described real estate ("**Property**"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

Together with all improvements located thereon and 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 premises, **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, and its respective successors and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its respective heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to:

SEE EXHIBIT B ATTACHED HERETO AND MADE PART HEREOF

*(Signature Appears on Following Page)*

*(The Remainder of This Page is Left Intentionally Blank)*

S  
P  
S  
SC  
INT

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(Signature Page to Special Warranty Deed)

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents on the day first written above.

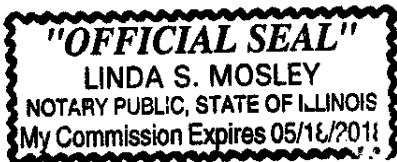
BMO HARRIS BANK N.A., a national banking association

By: [Signature]  
Name: Hettie B. Ensign  
Title: Vice President

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COCK     )

I, Linda S. Mosley, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hettie B. Ensign, personally known to me to be a Vice President of BMO HARRIS BANK N.A., a national banking association, and 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 as such Vice President, she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of the Bank, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6 day of December, 2015.



[Signature]  
Notary Public  
My commission expires: 5-18-2018

AFTER RECORDING MAIL TO:

Ken Miller, Esq.  
Gorman & Miller  
201 Santa Monica Blvd., Suite 300  
Santa Monica, CA 90401

SEND SUBSEQUENT TAX BILLS TO:

BMO Harris Bank N.A.  
111 W. Monroe Street  
Chicago, Illinois 60603  
Attn: David J. Rowland, Corporate Real Estate

PREPARED BY:

William J. Lewis, Esq.  
Vedder Price P.C.  
222 N. LaSalle Street, Suite 2500  
Chicago, IL 60601

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## EXHIBIT A


### LEGAL DESCRIPTION



#### REAL ESTATE COMMONLY KNOWN AS:

*Ave*  
4531 N. BROADWAY, CHICAGO, ILLINOIS 60640

Parcel No(s): 14-17-218-018-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		16-Dec-2015
	CHICAGO:	19,387.50
	CTA:	7,755.00
	TOTAL:	27,142.50
14-17-218-018-0000   20151201652688   0-011-412-544		

REAL ESTATE TRANSFER TAX		16-Dec-2015
	COUNTY:	1,292.50
	ILLINOIS:	2,585.00
	TOTAL:	3,877.50
14-17-218-018-0000   20151201652688   0-520-250-432		

Site No.: 29  
Order No.: 8978676

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 127, 128, 129, 130, 131, 132, 133, 334 AND THAT PART OF LOT 126 LYING SOUTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 126 TO THE SOUTHEAST CORNER OF LOT 134 IN WILLIAM DEERING SURRENDEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING WESTERLY AND ADJOINING THAT PART OF SAID LOT 126 LYING SOUTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE NORTHEAST CORNER THEREOF TO THE SOUTHEAST CORNER OF LOT 134 BOTH IN WILLIAM DEERING SURRENDEN SUBDIVISION, AS VACATED BY ORDINANCE RECORDED APRIL 30, 2009 AS DOCUMENT 0912031068.

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. All liens, encumbrances and other matters of record;
2. All matters which could be ascertained by an ALTA survey of the Property;
3. Any lien not yet delinquent for real property taxes against the Property; and
4. Any matters caused by, through or under Grantee.