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SPECIAL WARRANTY DEED DEED IN LIEU OF FORECLOSURE

THE GRANTOR, Rameses Property Holdings, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE GRANTEE, Lily Pond LLC C Series, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit:

LOT 3 IN MONT CLARE HILLSIDE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Nos.: 12-36-231-016-0000.

Commonly Known As: 2040 North Harlem Avenue, Elmwood Park, Illinois 60707.

This Deed is an absolute conveyance of all of Grantor's right, title and interest in, to and on the above-described real estate and is not intended as a mortgage, trust conveyance or security of any kind. Grantor and Grantee declare that the Grantor is in default of its obligations to the Grantee. Grantor conveys the above-described real estate through this Deed, which is freely and voluntarily given, and further acknowledge that it waived any and all rights including, without limitation, redemption rights and cure rights, permitted by law.

Grantor and Grantee declare that it is their respective intentions that the interest of Grantor in the above-described real estate, as Grantor under this Deed and as mortgagor under the following described security instruments, be conveyed to Grantee:

1. A mortgage dated February 28, 2005, granted by Rameses Property Holdings, LLC, and recorded in the Cook County Recorder of Deeds Office on March 22, 2005, as Document Number 0508147195; and
2. An assignment of rents dated February 28, 2005, recorded in the Cook County Recorder of Deeds Office on March 22, 2005, as Document Number 0508147196.

Such mortgage shall not merge into the interest granted herein and the liens of said mortgage shall remain in full force and effect until specifically released.



Doc#: 1601119125 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/11/2016 02:39 PM Pg: 1 of 4



Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT

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This Deed is given in lieu of initiating and/or completing foreclosure proceedings. And, no declaration of value or transfer tax is required.

The Grantor does hereby covenant with said Grantee and its successors in interest to warrant and defend said Real Estate against the lawful claims of all persons claiming by, through and under Grantor. And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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. The Grantor WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the following: past and future covenants, conditions, and restrictions of record; past and future public and utility easements; acts done by or through Grantee; all past and future special governmental taxes or assessments confirmed and unconfirmed; and past and future general real estate taxes.

Effective as of November 25, 2015.

GRANTOR:

Rameses Property Holdings, LLC, an Illinois
limited liability company

By: [Signature]
Name: Rene Mendoza
Title: Managing Member

By: [Signature]
Name: Mary Christine P. Yu
Title: Managing Member

NOTARY

State of Illinois)
) SS.
County of Cook)

I, The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Rene Mendoza, Member of Rameses Property Holdings, LLC, and who is personally known to me to be a member or designated agents of the limited liability company that executed the foregoing instrument and acknowledge that he signed the deed to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or operating agreement, for the uses and purposes therein set forth, and on oath stated that he is authorized to execute this deed and in fact executed the deed on behalf

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STATEMENT BY GRANTOR AND 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 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 December 30, 2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said MARY CHRISTINE YU MENDOZA
this 30TH day of DECEMBER 2015

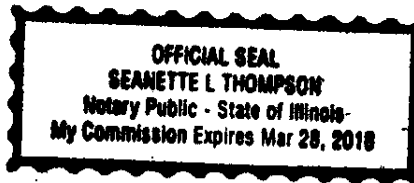


[Signature]
Notary Public

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 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 JANUARY 8, 2016 Signature: [Signature]
Grantee or Agent **ATTORNEY IN FACT**

Subscribed and sworn to before me by the
said CHRISTINA BRUNKA
this 8 day of JANUARY
2016



[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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

SGRT0023

"THE SIGNATURES OF THE PARTIES EXCLUDING THIS DOCUMENT ARE COPIES AND NOT ORIGINAL SIGNATURES."