

UNOFFICIAL COPY



MAIL RECORDED DOCUMENT TO:
Lakeshore Title Agency
1301 E. Higgins Road
Elk Grove Village, IL 60007
File No. 1541475

Doc#: 1602050038 Fee: \$50.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 01/20/2016 02:14 PM Pg: 1 of 7

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

LOST DEED AFFIDAVIT

Bruce Ciura, of Lakeshore Title Agency, on oath deposes and says that:

1. I was in receipt of the original Special Warranty Deed (see attached copy), which is stamped as a true and accurate copy of the original Special Warranty Deed dated December 21, 2015, from PRIMESTAR FUND I TRS, LLC A DELAWARE LIMITED LIABILITY COMPANY, grantor, to CAMPOVERDE PROPERTIES, LLC, which was executed and delivered to Lakeshore Title Agency to be recorded to convey fee simple title to the property legally described as:

LOT 9 IN R. A. CEPEK 'S RESUBDIVISION OF LOT 5 TO 25 INCLUSIVE IN HOME SWEET HOME SUBDIVISION, BEING A RESUBDIVISION OF LOTS IN BLOCK 5 IN JAMES D. ROBERTSON 'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 26.60 CHAINS AND SOUTH OF GRAND AVENUE IN COOK COUNTY, ILLINOIS.

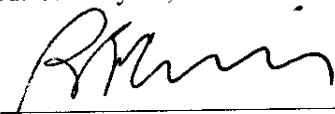
NOTE FOR INFORMATION ONLY:

CKA: 4845 W. WABANSIA AVE., CHICAGO, IL 60639
PIN: 13-33-420-012-0000

2. The original document had been executed, notarized, and delivered to and accepted by the grantee, and deposited with the title insurance company/settlement agent for the purpose of recording the Deed as part of the refinance transaction.

3. The original SPECIAL WARRANTY DEED vesting title in CAMPOVERDE PROPERTIES, LLC, has been lost or misplaced, and cannot be located at this time. and we are recording this copy of the Deed and Affidavit to supplement the public records. Diligent effort to locate the document has been made, and we have determined it has not been properly recorded at the Office of the Cook County Recorder. I make this affidavit to induce the Cook County Recorder to accept this copy of the original Deed for recording in the Cook County records.

Dated: January 18, 2015

x 

Bruce Ciura, Lakeshore Title Agency

12/15/15

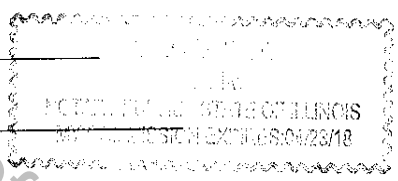
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Bruce Ciura, Lakeshore Title Agency, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18th day of January, 2016.

[Signature]
 Notary Public
 My commission expires:



Document Prepared By: LAKESHORE TITLE AGENCY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerks Office

154175

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Campoverde Properties, LLC
4820 West Wabansia Avenue
Chicago, IL 60639

Frank Rodriguez
2653 W Kedzie Ave.
Chicago, IL 60647

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21st day of December, 2015, between **Primestar Fund I TRS, LLC**, hereinafter ("Grantor"), and, **Campoverde Properties, LLC**, whose mailing address **4820 West Wabansia Avenue, Chicago, IL 60639** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum **One Hundred Twenty Eight Thousand Nine Hundred Fifteen Dollars and 85/100 (\$128,915.85)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does **CONVEY, GRANT, BARGAIN AND SELL** unto the Grantees **FOREVER**, the real property situated in the County of **Cook** and State of **Illinois** and more particularly described on Exhibit A and known as **4845 W Wabansia Avenue, Chicago, IL 60639**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to all matters set forth on Exhibit B.

Rust

REAL ESTATE TRANSFER TAX	19-Jan-2016
CHICAGO:	967.50
CTA:	387.00
TOTAL:	1,354.50

REAL ESTATE TRANSFER TAX	19-Jan-2016
COUNTY:	64.50
ILLINOIS:	129.00
TOTAL:	193.50

13-33-420-012-0000 | 20151201653692 | 0-473-702-976

13-33-420-012-0000 | 20151201653692 | 1-816-535-616

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on December 21, 2015:

GRANTOR:

Primestar Fund TRS, LLC

By: [Signature]
 Name: Jamie Rand
 Title: Authorized Agent

STATE OF Florida)
) SS
 COUNTY OF Hillsborough)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jamie Rand, known to me to be the Authorized Agent of _____, and 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 Authorized Agent signed and delivered the instrument as _____ free and voluntary act, and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of December, 2015.

Commission expires _____, 20____
 Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Campoverde Properties, LLC
 4820 West Wabansia Avenue
 Chicago, IL 60639

UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 9 IN R.A. CEPEK'S RESUBDIVISION OF LOT 5 TO 25 INCLUSIVE IN HOME SWEET HOME SUBDIVISION, BEING A RESUBDIVISION OF LOTS IN BLOCK 5 IN JAMES D. ROBERTSON'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 26.60 CHAINS AND SOUTH OF GRAND AVENUE IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-33-420-012-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office