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Doc#: 1602118025 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2016 10:10 AM Pg: 1 of 4

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 4 IN BLOCK 4 IN MONT CLARE, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No.: 13-31-102-006-0009

Commonly Known As: 7017-21 West Grand Avenue, Chicago, 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 interests 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 September 15, 2005, granted by Rameses Property Holdings, LLC, and recorded in the Cook County Recorder's Office on October 18, 2005 as Document Number 0529126169; and
2. An assignment of rents dated September 15, 2005, granted by Rameses Property Holdings, LLC, and recorded in the Recorder's Office on October 18, 2005, as Document Number 0529126170.

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.

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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: _____

Name: Rene Mendoza

Title: Managing Member

By: _____



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

REAL ESTATE TRANSFER TAX		21-Jan-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
TOTAL:		0.00

13-31-102-006-0000 | 20160101662296 | 1-947-384-896

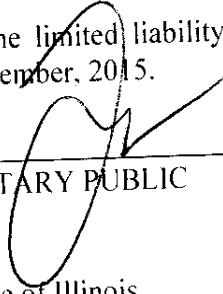
REAL ESTATE TRANSFER TAX		21-Jan-2016
	CHICAGO:	0.00
	CTA:	0.00
TOTAL:		0.00

13-31-102-006-0000 | 20160101662296 | 0-276-900-928

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

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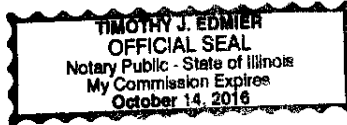
of the limited liability company. GIVEN under my hand and official seal, this 24th day of November, 2015.



NOTARY PUBLIC

Commission expires 11/2/16, 2016

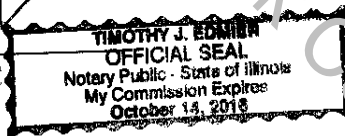
State of Illinois)
) SS.
County of Cook)



I, The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Christine P. Yu, 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 she 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 she is authorized to execute this deed and in fact executed the deed on behalf of the limited liability company. GIVEN under my hand and official seal, this 24th day of November, 2015.



NOTARY PUBLIC



Commission expires 11/2/16, 2016

This instrument was prepared by

and mail to : Arnstein & Lehr LLP
120 South Riverside Plaza, Suite 1200
Chicago, Illinois 60606

Send Subsequent Tax Bills to:

Lily Pond LLC C Series
180 North LaSalle Street, Suite 1925
Chicago, Illinois 60601
Attention: Robert Wilson

Exempt under provisions of Paragraph L
Section 31-45, Property Tax Code

Date: November 25, 2015

Grantors, Grantee, or Representative

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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.]