

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1602634021 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/26/2016 08:48 AM Pg: 1 of 6

THE GRANTOR, DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD, an Illinois series limited liability company, in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MG REAL ESTATE AND DEVELOPMENT, L.L.C., a North Carolina limited liability company, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

Subject only to: Permitted exceptions set forth on Exhibit B, attached hereto and made part thereof.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

In Witness Whereof, said Grantor aforesaid have hereunto set their hand and seal this 12 day of November, 2015.

DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD, an Illinois series limited liability company

**FIRST AMERICAN TITLE**  
**FILE #** 2632842

3 of 8

By: Bayview Loan Servicing LLC  
Its: Attorney in Fact

By: [Signature]

Name: Sonia Asencio

Its: AVP

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STATE OF Florida )  
 ) SS  
COUNTY OF Miami-Dade

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sonia Asencio, personally known to me and also known to me to be the AVP of Bayview Loan Servicing LLC, and Attorney in Fact of DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD. an Illinois Series limited liability company ("Company"), and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her individual free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and official seal this 12 day of November, 2015



[Signature]  
NOTARY PUBLIC

After recording mail to:

Send subsequent tax bills to:

Theresa L. Panzica  
2410 W. Irving Park Road, Unit A  
Chicago, IL 60618

MG Real Estate and Development, L.L.C.  
5710 W. Gate City Boulevard, Ste. 202  
Greensboro, NC 27407

Prepared by:

Andrew Glubisz  
Chuhak & Tecson, P.C.  
30 South Wacker Drive, Ste. 2600  
Chicago, IL 60606

ELIMINATED UNDER PROVISIONS OF THE  
REAL ESTATE TRANSFER ACT.  
DATE 11-20-15  
Signature of Buyer, Seller or Recordee

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## EXHIBIT A LEGAL DESCRIPTION

Lots 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31 in The Pointe, being a subdivision of part of the Southeast Quarter of Section 19, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded April 4, 2005 as Document 0509444003, in Cook County, Illinois.

Lot 22	31-19-405-022-0000	613 Hummingbird Ln., Matteson, IL
Lot 23	31-19-405-023-0000	617 Hummingbird Ln., Matteson, IL
Lot 24	31-19-405-024-0000	621 Hummingbird Ln., Matteson, IL
Lot 25	31-19-405-025-0000	625 Hummingbird Ln., Matteson, IL
Lot 26	31-19-405-026-0000	629 Hummingbird Ln., Matteson, IL
Lot 27	31-19-405-027-0000	633 Hummingbird Ln., Matteson, IL
Lot 28	31-19-404-001-0000	628 Hummingbird Ln., Matteson, IL
Lot 29	31-19-404-002-0000	624 Hummingbird Ln., Matteson, IL
Lot 30	31-19-404-003-0000	620 Hummingbird Ln., Matteson, IL
Lot 31	31-19-404-004-0000	616 Hummingbird Ln., Matteson, IL

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## Exhibit B Permitted Exceptions

1. All building and zoning laws, codes and regulations affecting the property.
2. Easement in favor of Illinois Bell Telephone Company for pole lines, conduits and maintenance purposes granted by document 15584699, recorded on April 6, 1953, and the terms and conditions thereof.  
(Affects Parcel 1 - Lots 12 through 27, both inclusive, see document for particulars)
3. Easement in favor of Shell Oil Company for the installation, maintenance, repair, relocation, removal and renewal of pipe lines granted by document 15263783 on January 30, 1952, and the terms and conditions thereof.  
(Affects Parcel 1 - Lots 219, 220, 221, 222, 223 and 224)  
  
Agreement Partially Releasing and Amending Pipe Line Easement recorded December 12, 1977 as document 24230988.  
  
Assignment of Pipeline Rights of Way from Shell Oil Company to Shell Pipe Line Corporation recorded September 11, 1998 as document 98810628.
4. Building setback line(s) as shown on the plat of subdivision recorded as document 0509444003. (Affects Lots 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31 see plat for exact locations)
5. Easements for public utilities and drainage, as shown on the plat of subdivision recorded as document 0509444003.  
(Affects Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, see plat for exact locations)
6. Easements for public utilities, as shown on the plat of subdivision recorded as document 0509444003.  
(Affects Parcel 1 - Lots 22 through 27, and 28 through 31 see plat for exact locations)
7. Easements for blanket utility, as shown on the plat of subdivision recorded as document 0534934065. (Affects Parcel 3 - common elements)
8. Easement provisions as contained on the plats of subdivision recorded as documents 0509444003 and 0534934065.
9. Notes as appended to the survey's certificates contained on the plats of subdivision recorded as documents 0509444003 and 0534934065, as follows:  
"I further certify that parts of the property described above are located within Zone X, areas determined to be outside the 500-year flood plain, and Zone AE, base flood elevations determined in areas inundated by 100-year flood, identified for the Village of Matteson by the Federal Emergency Management Agency on Panel No. 17031C 0719 F with an effective date of November 6, 2000."

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10. Notice of Requirements for Storm Water Detention recorded April 29, 2005 as document 0511939119 and the terms, provisions and conditions contained therein.
11. Terms, conditions and provisions of Ordinance No. 1934 entitled An Ordinance Annexing 148.68 Acres of Territory Located at the Southwest Corner of Route 30 and Ridgeland Avenue recorded November 20, 2003 as document 0332434013.
12. Terms, conditions and provisions of Ordinance No. 1935 entitled An Ordinance Amending the Zoning Ordinance of the Village of Matteson recorded November 20, 2003 as document 0332434014.
13. Terms, conditions and provisions of Resolution No. 0738-1003 entitled Resolution Approving the Annexation Agreement recorded November 20, 2003 as document 0332434015.
14. Notice of Annexation to the Metropolitan Water Reclamation District of Greater Chicago recorded April 23, 2009 as document 0911316068.
15. Letter from State of Illinois, Office of the Secretary of State, regarding the Metropolitan Water Reclamation District of Greater Chicago recorded June 30, 2009 as document 0918116042.



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First American

First American Title Insurance Company  
4230 West Irving Park Road  
Chicago, IL 60641  
Phone: (773)481-7589  
Fax: (866)425-8271

## STATEMENT BY GRANTOR AND GRANTEE

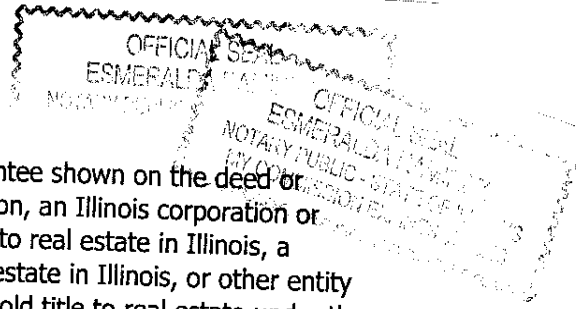
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: November 20, 2015

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on  
November 20, 2015.

Notary Public [Signature]



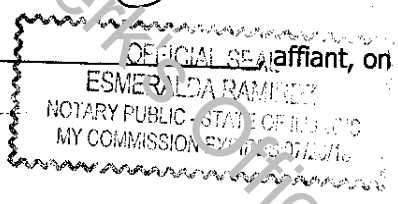
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 20, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on  
November 20, 2015.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)