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THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:



LOCKE LORD LLP
111 SOUTH WACKER DRIVE
CHICAGO, ILLINOIS 60606
ATTN: DAVID J. FISCHER

Doc#: 1605519106 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2016 03:55 PM Pg: 1 of 7

MAIL TAX BILLS TO:
Standard Holdings RP1 LLC
139 South Beverly Drive, #222
Beverly Hills, California 90212

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 24th day of FEBRUARY, 2016 by 1521 WEST SHERWIN, LLC, an Illinois limited liability company, having an address of 1612 W. Touhy, Chicago, Illinois 60626 (the "Grantor"), to and in favor of STANDARD HOLDINGS RP1 LLC, a Delaware limited liability company, having an address of 139 South Beverly Drive, #222, Beverly Hills, California 90212 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook, State of Illinois known and described in as follows:

See Exhibit A attached hereto.

Together with 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, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, 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; and that it WILL WARRANT AND FOREVER DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the matters set forth on Exhibit B attached hereto.

THIS SPECIAL WARRANTY DEED IS EXECUTED, DELIVERED AND ACCEPTED AS A DEED IN LIEU OF FORECLOSURE (PURSUANT TO 735 ILCS 5/15-1401) OF, AND NOT AS ADDITIONAL SECURITY FOR, THAT CERTAIN MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT MADE BY AND BETWEEN GRANTOR AND SOVEREIGN DATED MARCH 31, 2008 AND RECORDED ON APRIL 4, 2008 WITH THE COOK COUNTY, ILLINOIS RECORDER OF DEEDS AS DOCUMENT NO. 0809509057 (AS ASSIGNED, THE "MORTGAGE"). GRANTOR HEREBY ACKNOWLEDGES THAT THIS SPECIAL WARRANTY DEED IS AN ABSOLUTE CONVEYANCE OF GRANTOR'S RIGHT, TITLE AND INTEREST, INCLUDING ANY EQUITY OR RIGHT OF REDEMPTION, IN AND TO THE PROPERTY AND IS NOT GIVEN OR INTENDED AS SECURITY OR ADDITIONAL SECURITY OR COLLATERAL OF ANY KIND WHATSOEVER. THE CONSIDERATION THEREFORE, IN ADDITION TO THAT SET FORTH ABOVE, IS SET FORTH IN THAT CERTAIN DEED IN LIEU OF FORECLOSURE AGREEMENT DATED FEBRUARY 15, 2016. IT IS THE EXPRESS INTENT OF BOTH GRANTOR AND GRANTEE THAT THE LEGAL ESTATE ACQUIRED BY GRANTEE PURSUANT TO THIS CONVEYANCE SHALL NOT BE MERGED WITH

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THE EQUITABLE ESTATE IN THE PROPERTY OWNED BY GRANTEE BY VIRTUE OF THE MORTGAGE AND OTHER LOAN DOCUMENTS, AND GRANTEE SHALL TAKE TITLE TO THE PROPERTY SUBJECT TO THE MORTGAGE AND THE OTHER LOAN DOCUMENTS.

[Signature page follows]

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

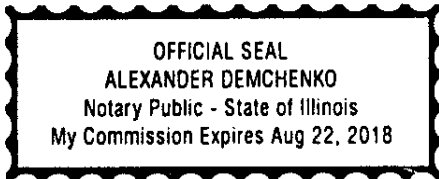
1521 WEST SHERWIN, LLC, an Illinois limited liability company

By: [Signature]
Name: Ivan Cico Jr.
Its: Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Alexander Demchenko, a Notary Public in and for said County, I the State aforesaid, DO HEREBY CERTIFY that Ivan Cico Jr., as a Managing Member, of 1521 WEST SHERWIN, LLC, an Illinois limited liability company, who is personally know to me to be the same person whose names are subscribed to the foregoing instrument as such Managing Member of said limited liability company, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as their own free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under by hand and notarial seal this 15 day of February, 2016



[Signature]
Notary Public

REAL ESTATE TRANSFER TAX		25-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
11-29-316-006-0000 20160201671883 1-253-497-408		

REAL ESTATE TRANSFER TAX		25-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
11-29-316-006-0000 20160201671883 0-270-019-136		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A

Legal Description

LOT 5 IN BLOCK 8 IN F. H. DOLAND'S SUBDIVISION IN ROGERS PARK, BEING THE 590 FEET LYING EAST OF AND ADJOINING THE WEST 175 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD EVANSTON DIVISION PLAT RECORDED AS DOCUMENT 1194920, IN COOK COUNTY, ILLINOIS.

Address: 1521 West Sherwin Avenue, Chicago, Illinois

PIN: 11-29-316-006

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EXHIBIT B

Permitted Exceptions

1. TAXES FOR THE YEAR(S) 2015 (2nd installment only) AND 2016.
 PERM TAX# 11-29-316-006-0000

2. PROCEEDING PENDING IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF ILLINOIS AS CASE NUMBER 15-24151, IN RE THE ESTATE OF 1521 WEST SHERWIN LLC, ON A PETITION FILED JULY 15, 2015 FOR CHAPTER 11 BANKRUPTCY.

 LIS PENDENS NOTICE RECORDED JULY 16, 2015 AS DOCUMENT NUMBER 1519716043.

3. MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT DATED MARCH 31, 2008 AND RECORDED APRIL 4, 2008 AS DOCUMENT NO. 0809509057 MADE BY 1521 WEST SHERWIN, LLC TO SOVEREIGN BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$3,360,000.00.

 ASSIGNED TO FANNIE MAE BY INSTRUMENT RECORDED APRIL 4, 2008 AS DOCUMENT NUMBER 0809509058.

 FURTHER ASSIGNED TO SOVEREIGN BANK BY INSTRUMENT RECORDED MARCH 1, 2011 AS DOCUMENT NUMBER 1106018019

 FURTHER ASSIGNED TO STANDARD HOLDINGS RP1 LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED MARCH 1, 2011 AS DOCUMENT NUMBER 1106018023.

4. SECURITY INTEREST OF FANNIE MAE, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING 1521 WEST SHERWIN, LLC AS DEBTOR AND RECORDED APRIL 4, 2008 AS DOCUMENT NO. 0809509058.

 ASSIGNED TO SOVEREIGN BANK BY INSTRUMENT RECORDED MARCH 1, 2011 AS DOCUMENT NUMBER 1106018021.

 FURTHER ASSIGNED TO STANDARD HOLDING RP1 LLC RECORDED MARCH 1, 2011 AS DOCUMENT NUMBER 1106018025.

5. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 11CH08856 FILED MARCH 9, 2011 BY STANDARD HOLDINGS RP1 LLC AGAINST 1521 WEST SHERWIN, LLC ET AL. FOR FORECLOSURE OF MORTGAGE RECORDED AS DOCUMENT NUMBER 0809509057

 NOTICE OF FORECLOSURE RECORDED MARCH 23, 2011 AS DOCUMENT NUMBER 1108204010.

6. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 11CH16212 (CONSOLIDATED WITH 15L050274) FILED MAY 3, 2011 BY STANDARD HOLDINGS RP1 LLC AGAINST 1521 WEST SHERWIN, LLC ET AL. FOR FORECLOSURE OF MORTGAGE RECORDED AS DOCUMENT NUMBER 0809509057.

 NOTICE OF FORECLOSURE RECORDED MAY 16, 2011 AS DOCUMENT NUMBER 1113617011

 LIS PENDENS NOTICE RECORDED APRIL 20, 2015 AS DOCUMENT NUMBER 1511019052.

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7. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 16M1400174 FILED JANUARY 20, 2016 BY CITY OF CHICAGO AGAINST 1521 WEST SHERWIN, LLC ET AL. FOR BUILDING CODE VIOLATIONS.

LIS PENDENS RECORDED JANUARY 29, 2016 AS DOCUMENT NUMBER 1602941184.

8. LEASE MADE BY WAYNE HUMMER TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 2002 AND KNOWN AS TRUST NUMBER 1653 TO CHICAGO SMSA, DOING BUSINESS AS VERIZON WIRELESS DATED DECEMBER 27, 2004, A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 2, 2006 AS DOCUMENT NO. 0503318128, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING DECEMBER 27, 2004 AND ENDING DECEMBER 27, 2009, AND AS EXTENDED AUTOMATICALLY FOR FOUR ADDITIONAL 5 YEAR TERMS AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
9. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 1.75 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 96-37605 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED FEBRUARY 8, 2016.
10. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.30 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 96-37605 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED FEBRUARY 8, 2016.
11. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.04 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 96-37605 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED FEBRUARY 8, 2016.
12. ENCROACHMENT OF THE PHONE AND ELECTRIC BOXES LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 96-37605 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED FEBRUARY 8, 2016.

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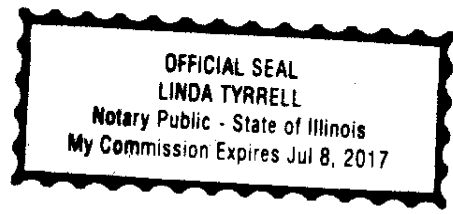
STATEMENT BY GRANTOR AND GRANTEE

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 2-29, 2016 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said GRANTOR
this 29th day of FEBRUARY
2016

[Signature]
Notary Public

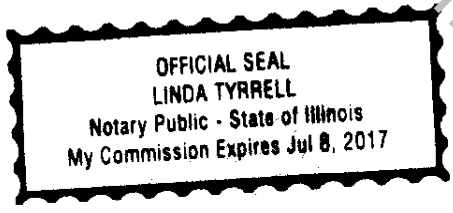


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2-29, 2016 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said GRANTEE
this 29th day of FEBRUARY
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.]