



Doc#: 1614015032 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/19/2016 01:16 PM Pg: 1 of 8

Prepared by:
Recording requested by
and when recorded return to:
Kevin Halter

P.O. Box 1507
Evansville, IN 47706

ASSET No. 88902000034

space above this line for Recorder's use only

SPECIAL WARRANTY DEED

STATE OF ILLINOIS §
COUNTY OF COOK §

Table with REAL ESTATE TRANSFER TAX, COUNTY: ILLINOIS, TOTAL: 0.00, and contact information.

The undersigned, Edgbrook Asset Management, LLC, an Illinois limited liability company, a ("Grantor"), whose mailing address is 1601 Bryan Street, Dallas, Texas 75201, for and in consideration of ONE HUNDRED SEVENTY-THREE DOLLARS AND NO/100 DOLLARS (\$ 173,000.00), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Ping Wang ("Grantee"), whose address is Apt 1-1-404, # 29 Qingnian Road, Chaoyang District, China, that certain real property situated in Cook County, ILLINOIS, as described on Exhibit "A" attached hereto...

Special Warranty Deed (Cash) - Page 1
For use with "fdicformresalescontract\_SWd\_sub\_040411\_final.doc"
04APR11MJH
fdicswdK\_swD\_SUB\_040411.doc

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 1,297.50, CTA: 0.00, TOTAL: 1,297.50

17-18-314-069-1028 | 20160401689582 | 0-365-992-256

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

CCRD REVIEW

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governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances"). Grantee, by its acceptance of delivery of this Special Warranty Deed, assumes and agrees to perform any and all obligations of Grantor under the Permitted Encumbrances.

FURTHER, GRANTEE, BY ITS ACCEPTANCE OF DELIVERY OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES AND AGREES THAT (i) EXCEPT FOR THE SPECIAL (OR LIMITED) WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) ANY INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT OR HOPE TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE DESCRIPTION, POSSESSION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PART THEREOF, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY OR ANY PART THEREOF, OF ANY HAZARDOUS MATERIALS; (ii) GRANTEE HAS FULLY INSPECTED THE PROPERTY AND THAT THE CONVEYANCE HEREUNDER OF THE PROPERTY IS "AS IS" AND "WITH ALL FAULTS", AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO; and (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE,

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PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, DISCLAIMED, AND EXCLUDED FROM THIS SPECIAL WARRANTY DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING, IMPLICATION, SIGNIFICANCE, EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.

Further, by its acceptance of delivery of this Special Warranty Deed, Grantee or anyone claiming by, through, or under Grantor, hereby fully releases Grantor and the Federal Deposit Insurance Corporation (the "FDIC") in any and all of its various capacities, and their respective employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it or they may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Property in any manner whatsoever. This covenant releasing Grantor and the FDIC in any and all of its various capacities shall be a covenant running with the Property and shall be binding upon Grantee, its successors, and assigns.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, unto Grantee, its heirs, personal representatives, successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT SPECIALLY AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject, however, to the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

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By its acceptance of delivery of this Special Warranty Deed, Grantee hereby assumes the payment of all *ad valorem* taxes, standby fees, and general and special assessments of whatever kind and character affecting the Property which are due, or which may become due, for the current tax year or assessment period and for any tax year or assessment period subsequent to the date of this Special Warranty Deed, including, without limitation, taxes or assessments for prior years becoming due by reason of a change in usage or ownership, or both, of the Property or any portion thereof.

IN WITNESS WHEREOF, this Special Warranty Deed is executed on 5/6/2016.

Exempt under provisions of Paragraph b 35 ILCS 200/31-45, Property Tax Code.

Edgebrook Asset Management, LLC, an Illinois limited liability company

EDGEBROOK ASSET MANAGEMENT, LLC, an Illinois limited liability company

By: James Hammett

By: James Hammett

Name: James Hammett

Name: James Hammett

Title: Vice President

Title: Vice President

Date: May 6, 2016

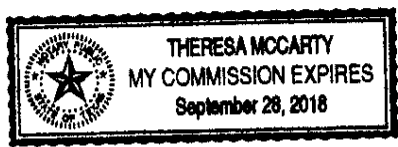
### ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 6th day of May, 2016, by JAMES HAMMETT, Vice President of Edgebrook Asset Management, LLC, an Illinois limited liability company, on behalf of said entity.

Theresa McCarty  
Notary Public, State of Texas



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## EXHIBIT "A"

PARCEL 1: UNIT 811-4 IN THE WESTERN-POLK CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 34, 35, 36, 37 AND 38 IN F.W. AND J.L. CAMPBELL'S SUBDIVISION OF BLOCK 13 IN MORRIS AND OTHER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020418828.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-21, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020418828.

COMMON ADDRESS: 811 S Western Avenue, Unit 4, Chicago, IL 60612

PIN: 17-18-314-069-1028

FDIC

1: mks

2: afitchue

Date: 06/16/15

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## EXHIBIT "B" TO SPECIAL WARRANTY DEED

[Specific Permitted Encumbrances]

From First American Title Insurance Company title commitment issued by Lockyear Title, LLC with an effective date of April 20, 2016 ("Commitment").

1. Rights or claims by parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete land survey of the land pursuant to "Minimum Standard of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
4. Any lien, or right to a lien, for services, labor or material heretofore and hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, liens, pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. **NOTE: THE LAND SUBJECT TO THIS COMMITMENT LIES WITHIN THE BOUNDARIES OF COOK COUNTY, KANE COUNTY, PEORIA COUNTY, OR WILL COUNTY ILLINOIS AND IS SUBJECT TO THE PREDATORY LENDING DATABASE PROGRAM (765 ILCS 77/70 ET SEQ) EFFECTIVE JULY 1, 2008 AS TO COOK COUNTY. THE PREDATORY LENDING DATABASE PROGRAM HAS BEEN EXPANDED TO INCLUDE KANE, PEORIA AND WILL COUNTIES AS TO ALL MORTGAGE APPLICATIONS MADE OR TAKEN ON OR AFTER THE EXPANSION INCEPTION DATE OF JULY 1, 2010. VALID CERTIFICATES OF COMPLIANCE OR EXEMPTION ISSUED IN CONFORMITY WITH THE ACT MUST BE OBTAINED AT TIME OF CLOSING IN ORDER TO RECORD ANY MORTGAGE. FOR ADDITIONAL INFORMATION, GO TO WWW.IDFPR.COM, THE DIVISION OF BANKING.**
8. Second installment of general real estate taxes for the year 2015, and subsequent years which are not yet due and payable.
9. Terms and provisions therein contained in the covenants for water and sewer service recorded as document numbers 0010437672, 0010437673, 0010437674 and 0011109892 affecting the common elements.
10. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded April 11, 2002 as document 0020418828 and any amendments thereto.



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11. Possible outstanding assessments due the condominium or homeowner's association relative to The Illinois Condominium Property Act (765 ILCS 605/9), which may obligate the purchaser to pay the condominium or homeowner's association up to six months of unpaid assessments and legal fees owed by the foreclosed prior owner. In addition to foreclosure lawsuits, this amendment also includes deeds in lieu of foreclosure.
12. Easement for public utilities, sewage, drainage and incidental purposes as shown on the recorded plat of the subdivision.
13. Easement for public utilities, sewage, drainage and incidental purposes not appearing in the public records or apparent from an examination of the Property.
14. Rights of the public, State of Illinois, the County, the Township and the Municipality in and to that part of the premises in question taken, used or dedicated for roads and highways.
15. Any lien or right to lien for services, labor, or materials heretofore or hereafter furnished for tenant improvements.
16. Subject to all existing sewer agreements and to any easements, either created or used, pursuant to said agreements.
17. Subject to all charges for sewer services and connections levied or assessed by governmental authorities.
18. Subject to all rights of public or quasi-public utilities, if any.
19. Subject to compliance with Federal or State laws and regulations governing disclosure of radon gas or lead-based paint and/or lead-based hazards.
20. INFORMATIONAL NOTE: All instruments referred to herein are recorded in the County and State in which the premises are located.



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## First American

First American Title Insurance Company  
27775 Diehl Road  
Warrenville, IL 60555

### 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 5/2/2016

Signature *Christopher L. Lucas*  
Grantor or Agent

PAMELA J. HANCOCK  
A Notary Public, State of Indiana  
Residing in Gibson County  
My Commission Expires December 8, 2018



Subscribed and sworn to before me by the said Christopher L. Lucas affiant  
this 2nd day of May, 2016.

Notary Public *Pamela J. Hancock*

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 5/2/2016

Signature *Christopher L. Lucas*  
Grantor or Agent

PAMELA J. HANCOCK  
A Notary Public, State of Indiana  
Residing in Gibson County  
My Commission Expires December 8, 2018



Subscribed and sworn to before me by the said Christopher L. Lucas affiant  
this 2nd day of May, 2016.

Notary Public *Pamela J. Hancock*

Note: Any person who knowingly submits a false statement concerning the identity of the 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.)