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FIDELITY NATIONAL TITLE

SC16002944
SPECIAL WARRANTY DEED

Doc#: 1617362047 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2016 01:58 PM Pg: 1 of 4

Dec ID 20160501602166
ST/CO Stamp 0-163-550-528

MAIL RECORDED DEED TO:

Cash Flow Investors II, LLC Gary Mages
4709 Golf Road, Suite 320 1110 Lake Cook
Skokie, Illinois 60076 #385

MAIL FUTURE TAX STATEMENTS TO: 60089
Buffalo Grove, IL

Cash Flow Investors II, LLC
4709 Golf Road, Suite 320
Skokie, Illinois 60076

THE GRANTORS: **County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby GRANT, SELL, and CONVEY to GRANTEE: **Cash Flow Investors II, LLC, an Illinois limited liability company**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* Delaware

LOT 708 IN HAZEL CREST HIGHLANDS, FOURTEENTH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 28-26-301-025-0000

Address of Real Estate: 3602 Laurel Lane, Hazel Crest, Illinois 60429

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises subject only to the covenants, conditions and restrictions of record, general real estate taxes not yet due and payable, and the conditions subsequent and the right of reentry set forth in Exhibit A.

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 against all persons lawfully claiming by, through or under grantor and none other.

DATED this 11th day of May, 2016.

COUNTY OF COOK, A BODY POLITIC AND
CORPORATE, D/B/A COOK COUNTY LAND
BANK AUTHORITY

Robert Rose by Caitlyn Sharrow (SEAL)
Robert Rose, by Caitlyn Sharrow, as attorney in fact

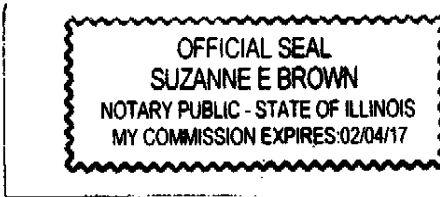
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 May 11, 2016 Signature: [Signature]
Grantor or Agent

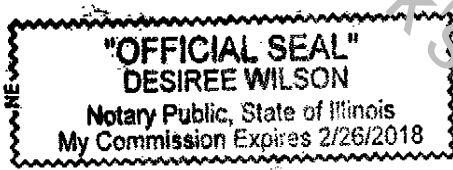
SUBSCRIBED and SWORN to before me
this 11th day of May, 2016.
[Signature]
NOTARY PUBLIC



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 title to real estate under the laws of the State of Illinois.

Dated May 17, 2016 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me
this 17th day of MAY, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

PURCHASER OBLIGATIONS

Purchaser/Grantee agrees to accept conveyance of the Property subject to each of the following conditions subsequent which shall be binding upon and enforceable against Purchaser/Grantee, its successors and assigns as follows:

Within twelve (12) months from the Conveyance Date on the Deed, Purchaser/Grantee shall bring the Property into compliance with all federal, state, and local building and housing codes applicable to the Property and obtain all necessary approvals and certifications to permit occupancy of primary structures on the Property, including a certificate of occupancy or any equivalent certification (e.g. certified statement from governing municipality confirming that the Property is code compliant). Upon a showing of hardship, the period of compliance may be extended for up to six (6) months. Any extension shall only be effective if set forth in writing by the Executive Director of COLBA.

In the event of breach of any of the conditions subsequent, Seller/Grantor shall have a right of reentry to reenter, retake and repossess the Property and thereby terminate all right, title and interest Purchaser/Grantee may have or ever had in and to the Property. It is intended by the Parties, and Seller/Grantor expressly acknowledges for itself, and all its successors in interest that the interest so reserved to Seller/Grantor is a RIGHT OF REENTRY FOR BREACH OF THE CONDITION(S) SET FORTH HEREIN.

The failure by Seller/Grantor to enforce any right of reentry shall in no event be deemed a waiver of the right of Seller/Grantor to thereafter enforce the right of reentry created hereby.

Seller/Grantor shall have the authority to enforce the right of reentry in any judicial proceeding seeking any remedy recognizable at law or in equity, including an action or lawsuit seeking damages, injunction, specific performance, or any other form of relief, against any person, firm or entity violating or attempting to violate any of the conditions created herein.

Upon satisfaction by Purchaser/Grantee of the conditions set forth herein, Seller/Grantor will provide Purchaser/Grantee with a certificate in recordable form certifying that the conditions and all rights to reenter, retake, and repossess the Property are terminated and extinguished.

The invalidation of any one of the conditions contained herein by a court of competent jurisdiction shall in no way affect any of the other conditions contained herein, which shall remain in full force and effect.