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Doc#: 1621610160 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2016 03:04 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

Field Growth, Inc.
2453 S. Archer Ave Suite B
Chicago, IL 60616

SPECIAL WARRANTY DEED

THIS INDENTURE made this 20 day of JUNE, 2016, between **ARNS Inc, a subsidiary of Altisource Residential, L.P.**, whose mailing address is **C/o Altisource Solutions, Inc., 402 Strand Street, Frederiksted, USVI 00840** hereinafter ("Grantor"), and **Field Growth, Inc., an Illinois Corporation**, whose mailing address is **2453 S. Archer Ave Suite B, Chicago, IL 60616** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Thousand Six Hundred Nineteen Dollars (\$100,619.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **800 South Wells St Unit 1141, Chicago, IL 60607**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

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REAL ESTATE TRANSFER TAX		03-Aug-2016
	COUNTY:	50.50
	ILLINOIS:	101.00
	TOTAL:	151.50

17-16-401-017-1153 | 20160701634736 | 1-168-515-904

REAL ESTATE TRANSFER TAX		03-Aug-2016
	CHICAGO:	757.50
	CTA:	303.00
	TOTAL:	1,060.50 *

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office

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Executed by the undersigned on JUNE 20, 2016:

GRANTOR:

ARNS Inc, a subsidiary of Altisource Residential, L.P.

By: *[Signature]*

By: Altisource Solutions, Inc, as Attorney-In-Fact

Name: YVETTE D. MALILAY

Title: AUTHORIZATION SIGNOR

STATE OF GEORGIA)
) SS
COUNTY OF FULTON)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that YVETTE D. MALILAY personally known to me to be the AUTHORIZATION SIGNOR of **Altisource Solutions, Inc, as Attorney-In-Fact for ARNS Inc, a subsidiary of Altisource Residential, L.P.**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such AUTHORIZATION SIGNOR **[HE] [SHE]** signed and delivered the instrument as **[HIS] [HER]** free and voluntary act, and as the free and voluntary act and deed of said AUTHORIZATION SIGNOR, for the uses and purposes therein set forth.

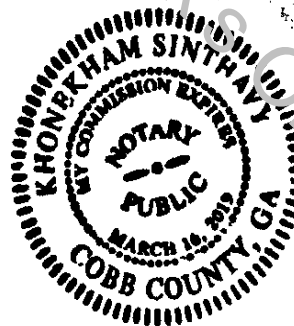
Given under my hand and official seal, this 20th day of June, 2016

Commission expires 3/16, 2019
Notary Public

[Handwritten Signature]

SEND SUBSEQUENT TAX BILLS TO:
Field Growth, Inc.
2453 S. Archer Ave Suite B
Chicago, IL 60616

POA recorded simultaneously herewith



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Exhibit A Legal Description

PARCEL 1:

UNIT 1141 IN THE RIVER CITY PRIVATE RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-1141, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS, CHICAGO, ILLINOIS, DATED MARCH 14, 2001 AND RECORDED MARCH 28, 2001, AS DOCUMENT NUMBER 0010245091, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-16-401-017-1153

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Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office