

Doc#: 1621715137 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2016 01:40 PM Pg: 1 of 6

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of July, 2016, between A&A Partnership, a general partnership, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and MB783, LLC, an Illinois limited liability company, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on 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 Grantor, either in law or equity, of, in and to the above described real estate,

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate 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 real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to MB Financial Bank, N.A., a national banking association, pursuant to (i) that certain Mortgage made by Borrower, and recorded on September 30, 2005, in the Cook County, Illinois Recorder's Office (the "Recorder's Office") as Document No. 0527333087 as modified by that certain Modification of Mortgage dated September 15, 2012 made by Borrower to Cole Taylor Bank, and recorded on January 9, 2013 in the Recorder's Office as Document No. 1300944114, and (ii) that certain Assignment of Leases made by Borrower, and recorded on September 30, 2005, in the Recorder's Office as Document No.

Box 400

CCRD REVIEW

CTI 10F1 8980724 CSTASKO / JYORK

UNOFFICIAL COPY

0527333088 shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain separate, distinct and continuing liens and security interests as therein provided. Grantor hereby agrees that it shall not be released from personal liability for the indebtedness secured by the foregoing except as may be separately provided in a written agreement executed by MB Financial Bank, N.A. in favor of Grantor.

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

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub paragraph L

Dated: 7-29-16, 2016

GRANTOR:

A&A Partnership, a general partnership

By: [Signature]

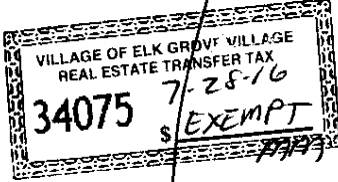
Name: Arthur D. Olivera

Title: General Partner

By: [Signature]

Name: Adam F. Herdman

Title: General Partner



REAL ESTATE TRANSFER TAX

03-Aug-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

08-27-401-061-0000

| 20160701638955 | 1-035-428-672

UNOFFICIAL COPY

STATE OF ILLINOIS)

COUNTY OF Cook)

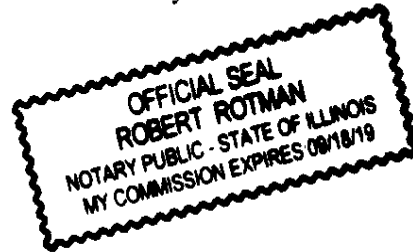
)
) ss.
)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Arthur D. Olivera and Adam F. Herdman, personally known to be the General Partners of A&A Partnership, a general partnership, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 29 day of July, 2016

Robert Rotman
Notary Public



This instrument was prepared by:
Jennifer M. Breems
Ruff, Freud, Breems & Nelson Ltd.
200 N. LaSalle Street, Suite 2020
Chicago, IL 60601

AFTER RECORDING MAIL TO:

MB783, LLC
MB Financial Bank, N.A.
6111 N. River Road
Rosemont, Illinois 60018

SEND SUBSEQUENT TAX BILLS TO:

c/o MB Financial, N.A.
6111 North River Road
Rosemont, Illinois 60018
Attention: Brian Nagorsky

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN EPSTEIN'S RESUBDIVISION OF LOT 130 IN HIGGINS INDUSTRIAL UNIT 87, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 1360 Landmeier Road, Elk Grove Village, IL 60007

PIN: 08-27-401-061-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B
PERMITTED EXCEPTIONS

1. The Mortgage;
2. Exceptions F12, G17, H18, I19, and U23, Schedule B, Minutes of Foreclosure issued by Chicago Title Insurance Company as Title No. 1401 008980724 D2 dated July 5, 2016.
3. General Real Estate Taxes for the year 2015 and subsequent years.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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.

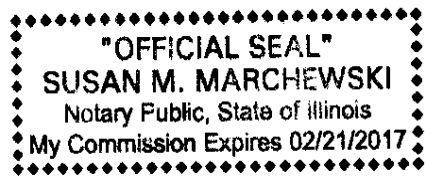
Dated: 7/29/16, 2016

Signature: _____

Robert Rotman
Grantor or Agent

SUBSCRIBED AND SWORN to before me
by said Robert Rotman
this 29th day of July, 2016.

Susan M. Marchewski
Notary Public



The grantee or its agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/29/16, 2016

Signature: _____

Jennifer Braems
Grantee or Agent

SUBSCRIBED AND SWORN to before me
by said Jennifer Braems
this 29th day of July, 2016.

Susan M. Marchewski
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.)