

# UNOFFICIAL COPY



\*1634918044\*

1676241 11  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

Doc# 1634918044 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2016 11:27 AM PG: 1 OF 5

This Document Prepared By:

Potestivo & Associates, P.C.
Caitlin E Cipri
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Orchard Street Property Group, LLC
661 W Lake Street #1w
Chicago, Illinois 60661

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 2 day of November, 2016, between **CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP Trust 3**, whose mailing address is **402 Strand Street, Frederiksted, USVI 00840** hereinafter ("Grantor"), and **Orchard Street Property Group, LLC, A Limited Liability Company** whose mailing address is **661 W Lake Street #1W, Chicago, IL 60661** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Two Thousand Five Hundred Dollars and 00/100 (\$2,500.00), 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 **4006 Western Avenue, Unit 3, Chicago, IL 60609**.

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.

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

CCRD REVIEWER     *RW*

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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

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS


COOK COUNTY  
RECORDER OF DEEDS

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Executed by the undersigned on November 2, 2016:

GRANTOR:  
**CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP Trust 3**  
By: Yvette D. Maloney, its Administrator  
By: Yvette D. Maloney Attorney in Fact  
Name: Yvette D. Maloney

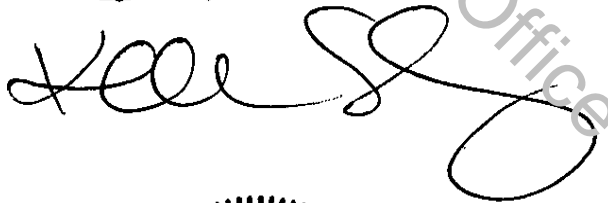
STATE OF Georgia | 35  
COUNTY OF Fulton

REAL ESTATE TRANSFER TAX		09-Dec-2016
	CHICAGO:	18.75
	CTA:	7.50
	TOTAL:	26.25 *
19-01-215-166-1003   20161201689216   1-627-465-920		
* Total does not include any applicable penalty or interest due.		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yvette D. Maloney, personally known to me to be the **Attorney in Fact of Altisource Residential, L.P. for CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP Trust 3** 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 attorney in fact [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 attorney in fact, for the uses and purposes therein set forth.

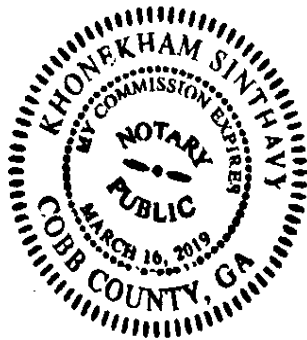
Given under my hand and official seal, this 2 day of November, 2016



Commission expires 3/16, 2019  
Notary Public



SEND SUBSEQUENT TAX BILLS TO:  
**Orchard Street Property Group, LLC**  
661 W Lake Street #1w  
Chicago, IL 60661

POA recorded simultaneously herewith



REAL ESTATE TRANSFER TAX		14-Dec-2016
 	COUNTY:	1.25
	ILLINOIS:	2.50
	TOTAL:	3.75
19-01-215-166-1003   20161201689216   2-022-197-440		

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## Exhibit A Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 3 IN 4006 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE.

LOT 4 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTH 14 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 01, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2007 AS DOCUMENT NUMBER 0731203029; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 0731203029.

Permanent Real Estate Index Number: 19-01-215-166-1003

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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.

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