



Doc# 1635706117 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2016 03:01 PM PG: 1 OF 5

**This Document Prepared by:**

Reed Smith LLP  
7900 Tysons One Place, Suite 500  
McLean, VA 22102  
Attention: Sarah L. Buzby, Esq.

Tax Parcel #: 18-09-307-019-0000, 020-0000, 021-0000, 022-0000, 023-0000  
Property Address: 942 S. LaGrange Road, LaGrange, IL 60525

**SPECIAL WARRANTY DEED**

The Grantor, SCF RC MASTER FUNDING I LLC, a Delaware limited liability company (f/k/a SCFRC-HW-G LLC, a Delaware limited liability company) ("**Grantor**") whose address is c/o Stonebriar Commercial Finance, 47 Hulfish Street, Suite 210, Princeton, NJ 08542, Attn: Hillary Hai, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GRANTS, BARGAINS, CONVEYS AND SELLS** to the Grantee, SCF RC FUNDING I LLC, a Delaware limited liability company ("**Grantee**"), whose address is c/o Stonebriar Commercial Finance, 47 Hulfish Street, Suite 210, Princeton, NJ 08542, Attn: Hillary Hai, all of Grantor's right, title and interest in and to that certain real property situated in Cook County, Illinois, legally described on **Exhibit A** hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "**Property**"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

BEING the same premises that CNL APF Partners, LP, a Delaware limited partnership by special warranty deed dated June 16, 2016 and recorded July 12, 2016 with the Cook County, Illinois Recorder of Deeds at Document Number #1619445052, granted and conveyed unto SCF RC MASTER FUNDING I LLC, a Delaware limited liability company (f/k/a SCFRC-HW-G LLC, a Delaware limited liability company), the Grantor herein.

Grantor does covenant, promise and agree, to and with the Grantee its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it will warrant and defend the Property against persons lawfully claiming, or to claim the same by, through or under Grantor but not otherwise.

This transfer is exempt from transfer tax pursuant to Illinois Code 35 ILCS 200/31-45(c) (actual consideration is less than \$100.00).

NU- 818199IL3

1 of 2

*A*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on this 7 day of December, 2016.

GRANTOR:

SCF RC MASTER FUNDING I LLC

By: SCF Realty Capital LLC, manager

By: [Signature]  
Name: Greg Seibert  
Title: COO

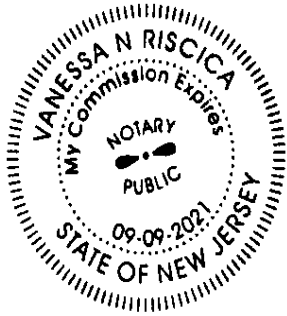
STATE OF NEW JERSEY )  
COUNTY OF MERCER )

BE IT REMEMBERED, that on this 8 day of November, 2016, before me, the subscriber, personally appeared Greg Seibert, who, being by me duly sworn on [his/her] oath, does make proof to my satisfaction that he/she is the COO of SCF Realty Capital LLC, manager of SCF RC Master Funding I LLC, a Delaware limited liability company, the company named in the within instrument; that the execution as well as the making of the within instrument by said individual has been duly authorized by the members of said company; that he/she signed and delivered the said instrument in such capacity as aforesaid; that the within instrument was signed and delivered by him/her as and for his/her voluntary act and deed and as and for the voluntary act and deed of the limited liability company.

[Signature: Vanessa N. Riscica]  
Notary Public

(SEAL)

My Commission Expires: 9.9.21



Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code.  
12-16-16  
Date [Signature]  
Buyer, Seller, or Representative

# UNOFFICIAL COPY

Return Document To

Reed Smith LLP  
Three Logan Square  
1717 Arch Street, Suite 3100  
Philadelphia, Pennsylvania 19103  
Attn: Stephen M. Lyons, III, Esq.

Mail Subsequent Tax Statements To:

c/o Stonebriar Commercial Finance  
47 Hulfish Street, Suite 210  
Princeton, NJ 08542  
Attention: Hillary Hai

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Exhibit A

Legal Description

LOTS 12, 13, 14, 15 AND 16 IN BLOCK 4, ALBERT-ANDERSON'S SUBDIVISION OF THE NORTH 25 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927 AS DOCUMENT 9678334, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

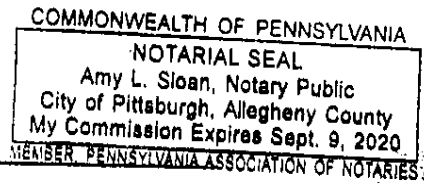
# UNOFFICIAL COPY

## 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 NOVEMBER 19, 2016 Signature Paul DiDomenico  
Grantor or Agent

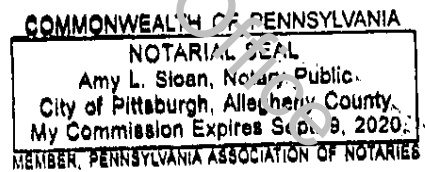
Subscribed and sworn to before me by the said Paul DiDomenico this 19th day of November, 2016.  
Notary Public Amy L. Sloan



The grantee or his agent affirms and verified 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 acquired and hold title 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 NOVEMBER 19, 2016 Signature Paul DiDomenico  
Grantee or Agent

Subscribed and sworn to before me by the said Paul DiDomenico this 19th day of November, 2016.  
Notary Public Amy L. Sloan



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