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THIS DOCUMENT PREPARED BY:

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5204 North Christiana Avenue
Chicago, Illinois 60625



Doc# 1700410062 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/04/2017 12:06 PM PG: 1 OF 4

AFTER RECORDING MAIL TO:

Mr. David Tanner, Esq.
FOX ROTHSCHILD LLP
353 North Clark Street
Suite 3650
Chicago, Illinois 60654

MAIL SUBSEQUENT TAX BILLS TO:

EP SEF III PV, LLC
C/O ELMDALE PARTNERS, LLC
5301 DEMPSTER STREET, STE 300
SKOKIE, ILLINOIS 60077

for warr sum 2014
082962051
JD

SPECIAL WARRANTY DEED

THE GRANTOR BANK OF HOPE, AS SUCCESSOR IN INTEREST TO BECN BANK, of the City of Los Angeles County of Los Angeles, State of California, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said bank does REMISE, RELEASE, ALIEN AND CONVEY to EP SEF III PV, LLC, an Illinois limited liability company (the "Grantee"), 5301 Dempster Street, Suite 300, Skokie, Illinois 60077, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

LOTS 1 AND 2 IN PLAZA VERDE UNIT TWO, A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND AGREEMENT OF EASEMENT RECORDED SEPTEMBER 29, 1975 AS DOCUMENT 23237771 OVER THE FOLLOWING DESCRIBED LAND: LOT 1 IN PLAZA VERDE UNIT ONE BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

SC 4/2/17
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ILLINOIS.

SUBJECT ONLY TO, IF ANY: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; EXISTING LEASES AND TENANCIES; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; INSTALLMENTS NOT DUE AT THE DATE HEREOF OF ANY SPECIAL TAX OR ASSESSMENTS FOR IMPROVEMENTS HERETOFORE COMPLETED; AND GENERAL TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS (collectively, the "Permitted Exceptions")

COMMONLY KNOWN AS: 1315-1515 WEST DUNDEE ROAD, BUFFALO GROVE, ILLINOIS 60089

PERMANENT INDEX NO.: 03-07-201-023-0000; 03-07-201-024-0000;
03-07-201-025-0000; 03-07-201-026-0000;
AND 03-07-201-027-0000

Grantor does hereby warrant and forever defend the right, title and interest to the real estate unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include there respective heirs, successors and assigns.

This property is sold "As is, Where is".

Dated this 28th day of December, 2016.

BANK OF HOPE AS SUCCESSOR IN INTEREST TO BBON BANK

By: _____

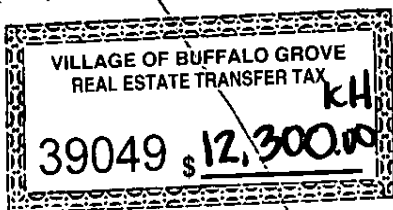
Print Name: ANDREW PARK

Title: SENIOR V.P.

Attest: _____

Print Name: STEPHAN LEE

Title: SENIOR V.P.



REAL ESTATE TRANSFER TAX

04-Jan-2017



COUNTY: 2,050.00
ILLINOIS: 4,100.00
TOTAL: 6,150.00

03-07-201-023-0000 | 20161201696994 | 0-682-362-048

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STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREW PARK personally known to me to be the Senior Vice President of the BANK OF HOPE as successor in interest to BBCN BANK and STEPHAN LEE, personally known to me to be the Senior Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Senior Vice President and Manager and Senior Vice President and Credit Administrator, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of December, 2016.

SEAL

Notary Public

My Commission Expires: _____

See Attached

Seal of the County Clerk's Office

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On Dec 28, 2016 before me, Un Shil Kang, Notary Public personally appeared

Andrew Park Stephan Lee who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

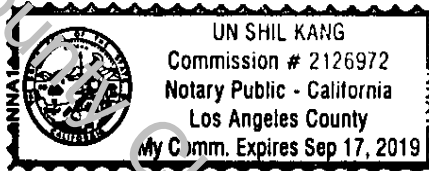
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



Signature of Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE