

# UNOFFICIAL COPY

Doc#: 1700915093 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/09/2017 11:36 AM Pg: 1 of 4

This Instrument Prepared by:  
Certified Document Solutions  
c/o Attorney  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Dec ID 20161201691497  
ST/CO Stamp 1-337-391-296 ST Tax \$56.00 CO Tax \$28.00  
City Stamp 2-008-479-936 City Tax: \$588.00

Return To After Recording:  
Cymbals, LLC, an Illinois limited liability company  
1424 W. Grand Avenue #2  
Chicago IL 60642

Reference Number: SRM-585210-REO

Mail Tax Statements To:  
Cymbals, LLC, an Illinois limited liability company  
1424 W. Grand Avenue #2  
Chicago, IL 60642

Property Tax ID#: 21-31-301-037-0000

01140-48205 I.L.

## SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 14 day of December 2016, by and between U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SW REO TRUST 2014-1, a mailing address of 800 Moreland Street, Owensboro, KY 42301, hereinafter referred to as Grantor and CYMBALS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, a mailing address of 1424 W. Grand Avenue #2, Chicago, IL 60642, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$56,000.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns of the Grantee forever in fee simple.

Grantor hereby warrants to the Grantee that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 100  
NAPEVILLE, IL 60563

REAL ESTATE TRANSFER TAX	04-Jan-2017
CHICAGO:	420.00
CTA:	168.00
TOTAL:	588.00 *

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\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	04-Jan-2017
COUNTY:	28.00
ILLINOIS:	56.00
TOTAL:	84.00

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arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tax ID No.: 21-31-301-037-0000

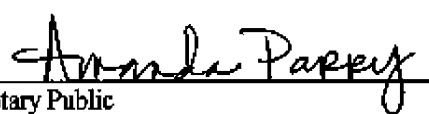
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 14 day of Dec., 2016.

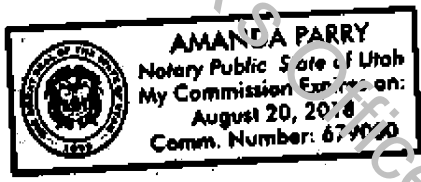
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SW REO TRUST 2014-1  
By: GREEN RIVER CAPITAL LC., AS ATTORNEY IN FACT

By X   
Print Name: \_\_\_\_\_  
Title: AVIVA BUSH, VICE PRESIDENT

STATE OF Utah  
COUNTY OF Salt Lake

On the 14 day of December in the year 2016 before me, the undersigned, a Notary Public personally appeared Aviva Bush, vice president (Title of Officer) of GREEN RIVER CAPITAL LC., AS ATTORNEY IN FACT for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SW REO TRUST 2014-1, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the county and state above.

  
Notary Public  
Printed Name: AMANDA PARRY  
My Commission expires Aug. 20, 2018



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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## **EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF CHICAGO, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 20 (EXCEPT THE NORTH 8 FEET 4 INCHES THEREOF) IN BLOCK 39 AND THE NORTH 16 FEET 8 INCHES OF LOT 21 IN BLOCK 39, IN HILL'S ADDITION TO SOUTH CHICAGO IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID # 21-31-301-037-0000

THIS BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF SW REO TRUST 2014-1 FROM THE JUDICIAL SALES CORPORATION IN A DEED DATED AUGUST 4, 2016 AND RECORDED OCTOBER 25, 2016 IN INSTRUMENT NO 1629944008.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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.

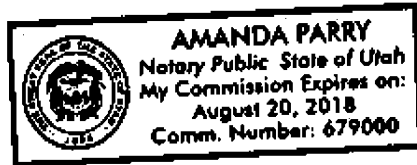
Date: December 14, 2016

Signature: [Signature]  
Grantor, or Agent AVIVA BUSH, VICE PRESIDENT

Subscribed and sworn to before me

By the said AVIVA BUSH, VICE PRESIDENT  
This Dec., day of Dec, 202016

[Signature]  
Notary Public  
My commission expires: Aug 20, 2018



The Grantee or her/his agent affirms and verifies 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 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 12/30, 2016  
Signature: [Signature]  
Grantee, or Agent Crystal LLC Manager

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)