

UNOFFICIAL COPY

This Instrument Prepared By
And After Recording Return To:
Polsinelli PC
161 North Clark Street, Suite 4200
Chicago, Illinois 60601
Attention: Jean Soh

Send Subsequent Tax Bills To:

City National Bank
555 S. Flower St. FL 16
Los Angeles, CA 90071



Doc# 1702719102 Fee \$62.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/27/2017 03:11 PM PG: 1 OF 13

(The Above Space for Recorder's Use Only)

CHICAGO RENTAL MANAGEMENT, LLC, a dissolved Illinois limited liability company (herein called the "**Grantor**"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, hereby conveys and quitclaims to CITY NATIONAL BANK, a national banking association (hereinafter referred to as "**Grantee**"), whose address for the purpose of this Deed (the "**Deed**") is 555 S. Flower Street, Los Angeles, CA 90071, all of (i) the real property (the "**Land**") located in Cook County, Illinois and more particularly described in **Exhibit A**, attached hereto and made a part hereof for all purposes; together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights-of-way (herein called the "**Rights and Appurtenances**"); and together with (iii) all buildings, fixtures and other improvements located on the Land (herein called the "**Improvements**") (the Land, Rights and Appurtenances, and Improvements being hereinafter referred to as the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns FOREVER.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

FIDELITY NATIONAL TITLE

999102712

(2 of 2)

COOK REVIEW

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BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed as an absolute conveyance to Grantee of all right, title and interest in the Property.

A. All of the liens and security interests (the "**Lien**") that evidence or secure the payment of that certain Promissory Note dated May 10, 2007, executed by Grantor, in the principal amount of \$680,000.00 (the "**Note**") now held by Grantee is NOT RELEASED and NOT RELINQUISHED in any manner or respect whatsoever, which Lien shall remain valid and continuous and in full force and effect, unless and until released by written instrument (the "**Lender Release**") executed by the Grantee, or its successors and assigns, and recorded in the Real Property Records of Cook County, Illinois, which Lender Release may be made as, if and when Grantee, or its successors and assigns, shall determine in the exercise of its sole discretion.

B. There shall not in any event be a merger of the Lien with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the Lien on one hand and title on the other shall be, and remain at all times SEPARATE and DISTINCT.

C. The title of Grantee in the Property under this Deed will not merge with the security interests of Grantee in the Property under the Lien and that for purposes of priority as between: (i) intervening or inferior liens, claims, or encumbrances on or against the Property, and (ii) the Lien, any and all rights of Grantee to exercise its remedies of judicial foreclosure of the Lien or any other remedies are expressly preserved hereby and for purposes of limitations and any other applicable time-bar defenses, the same are expressly extended as evidenced by this instrument.

D. The priority of the Lien is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the Lien to any other liens or encumbrances whatsoever.

E. Grantee's acceptance of title to the Property will not create any liability on Grantee's part to third parties that have claims of any kind against Grantor, in connection with the Property or otherwise. Grantee will not assume or agree to discharge any liabilities pertaining to the Property apart from such liabilities specifically assumed by Grantee pursuant to a certain Amendment to Settlement Agreement entered into between the Grantor and Grantee. This Deed does not confer any third party benefits on persons not a signatory to the Deed.

F. Nothing in this Deed shall increase, limit, modify or alter the liability of Grantor with respect to the Lien referenced in Section B above.


G. This Deed is exempt from transfer taxes under the provisions of Paragraph (1), Section 31-45, Real Estate Transfer Tax Law.

EXECUTED, this 24 day of January, 2017.
as of

GRANTOR:

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CHICAGO RENTAL MANAGEMENT, LLC,
a dissolved Illinois limited liability company

By: 
Umang P. Shah, individually, and as its Member

By: _____
Manish Shah, individually, and as its Member

By: _____
Monto Patel, individually, and as its Member

By: _____
Sid P. Shah, individually, and as its Member

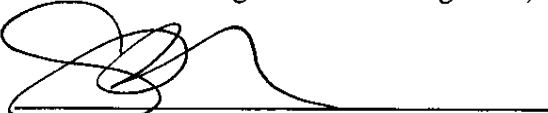
Property of Cook County Clerk's Office

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STATE OF TEXAS)
) SS
COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on the 24 day of JANUARY, 2017, by Umang P. Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.



Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2017, by Manish Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2017, by Monto Patel, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

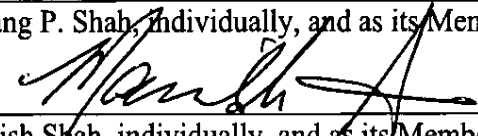
This instrument was acknowledged before me on the ____ day of _____, 2017, by Sid P. Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

UNOFFICIAL COPY

a dissolved Illinois limited liability company

By: _____
Umang P. Shah, individually, and as its Member

By:  _____
Manish Shah, individually, and as its Member

By: _____
Monto Patel, individually, and as its Member

By: _____
Sid P. Shah, individually, and as its Member



Property of Cook County Clerk's Office

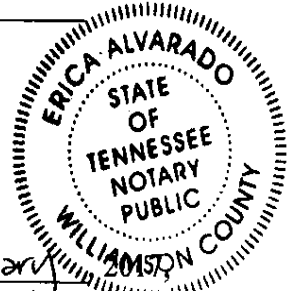
UNOFFICIAL COPY

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Umang P. Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

STATE OF Tennessee)
) SS
COUNTY OF Williamson)



This instrument was acknowledged before me on the 12 day of January, 2017, by Manish Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Erica Alvarado
Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Monto Patel, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Sid P. Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

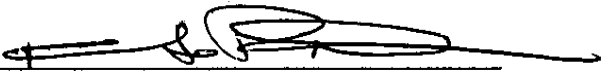
Notary Public

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a dissolved Illinois limited liability company

By: _____
Umang P. Shah, individually, and as its Member

By: _____
Manish Shah, individually, and as its Member

By:  _____
Monto Patel, individually, and as its Member

By: _____
Sid P. Shah, individually, and as its Member

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Umang P. Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

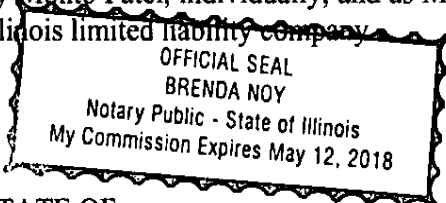
STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Manish Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

STATE OF Ill)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on the 11 day of January, 2017, by Monto Patel, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.



Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Sid P. Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

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E. Grantee's acceptance of title to the Property will not create any liability on Grantee's part to third parties that have claims of any kind against Grantor, in connection with the Property or otherwise. Grantee will not assume or agree to discharge any liabilities pertaining to the Property apart from such liabilities specifically assumed by Grantee pursuant to a certain Amendment to Settlement Agreement entered into between the Grantor and Grantee. This Deed does not confer any third party benefits on persons not a signatory to the Deed.

F. Nothing in this Deed shall increase, limit, modify or alter the liability of Grantor with respect to the Lien referenced in Section B above.

G. This Deed is exempt from transfer taxes under the provisions of Paragraph (1), Section 31-45, Real Estate Transfer Tax Law.

EXECUTED this _____ day of _____, 2017.

GRANTOR:

CHICAGO RENTAL MANAGEMENT, LLC,
a dissolved Illinois limited liability company

By: _____
Umang P. Shah, individually, and as its Member

By: _____
Manish Shah, individually, and as its Member

By: _____
Monto Patel, individually, and as its Member

By: _____
Sid P. Shah, individually, and as its Member

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Umang P. Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Manish Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved

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dissolved Illinois limited liability company.

Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Manish Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017, by Monto Patel, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

Notary Public

STATE OF IL)
) SS
COUNTY OF DuPage)

This instrument was acknowledged before me on the 25th day of January, 2017, by Sid P. Shah, individually, and as Member of Chicago Rental Management, LLC, a dissolved Illinois limited liability company.

NOTARY PUBLIC

Salima Virani



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EXHIBIT A



PROPERTY DESCRIPTION


LEGAL DESCRIPTION:

LOTS 9 AND 10 IN BLOCK 3 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-34-205-001-0000.

Commonly Known As: 635-639 E. 79TH STREET AND
7903-7909 S. CHAMPLAIN AVENUE,
CHICAGO, ILLINOIS

REAL ESTATE TRANSFER TAX	27-Jan-2017
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
20-34-205-001-0000 20170101604790 0-907-984-064	

REAL ESTATE TRANSFER TAX	27-Jan-2017
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
20-34-205-001-0000 20170101604790 1-981-725-888	
* Total does not include any applicable penalty or interest due.	

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STATEMENT BY GRANTOR AND GRANTEE

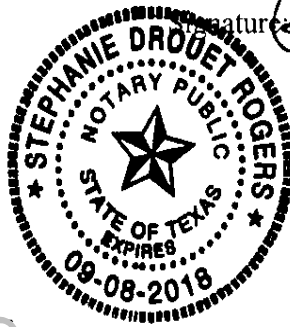
The **grantor** or his/her/its agent affirms that, to the best of his/her/its knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and 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 January 24, 2017

Signature: 

Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 24, day of January, 2017



Notary Public 

The **grantee** or his/her/its 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 January ____, 2017

Signature:

Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This ____, day of January, 2017

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

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her/its agent affirms that, to the best of his/her/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 January __, 2017

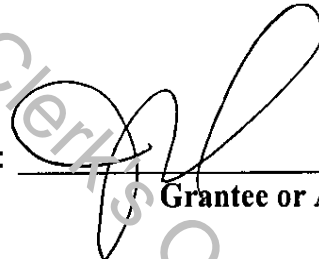
Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This __, day of January, 2017

Notary Public _____

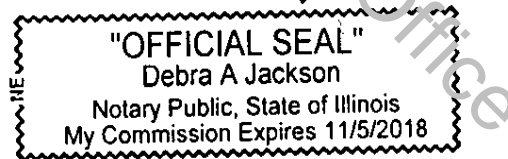
The **grantee** or his/her/its agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 17, 2017

Signature:  _____
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 17th day of January, 2017

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