

66213

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Doc# 1715913014 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/08/2017 09:51 AM PG: 1 OF 3

After Recording Return
Black Square Funding, LLC
807 E. South Temple, Suite 200
Salt Lake City, UT 84102

This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Black Square Funding, LLC
807 E. South Temple, Suite 200
Salt Lake City, UT 84102

File #: 06579

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 12 day of May, 2017, by and between MACK LOC I LLC, by its' Successor Interest CAF REO-1, LLC, by Colony American Finance Lender, LLC, it's member, whose address is 515 S. Flower Street, 43rd Fl., Los Angeles, CA 90071, hereinafter called GRANTORS, grant to BLACK SQUARE FUNDING, LLC, a Delaware limited liability company, whose address is 807 E. South Temple, Suite 200, Salt Lake City, UT 84102, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTORS" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of \$97,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Sellers to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Sellers make no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.


To have and to hold, the same in fee simple forever.

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And the Grantors hereby covenant with said GRANTEE that the Grantors is lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

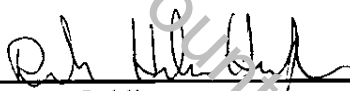
MACK LOC I LLC, by its' Successor Interest CAF REO-1, LLC,
by Colony American Finance Lender, LLC, it's member



J. CHRISTOPHER HOEFFEL
Its Authorized Signatory

STATE OF New York
COUNTY OF New York

The foregoing instrument was hereby acknowledged before me this 12 day of May, 2017, By: J. CHRISTOPHER HOEFFEL, its Authorized Signatory For: MACK LOC I LLC, by its' Successor Interest CAF REO-1, LLC, by Colony American Finance Lender, LLC, it's member, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.




Notary Public
My commission expires: 1/30/21


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.

VILLAGE OF BERKELEY
ALL FEES PAID
CERTIFICATE OF COMPLIANCE

DEBRA HELEN HEITZLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE6353855
Qualified In New York County
My Commission Expires 01-30-2021

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN.-8.17
REVENUE STAMP

0000027419
**REAL ESTATE
TRANSFER TAX**
0004875
FP 103042

STATE TAX
STATE OF ILLINOIS

JUN.-8.17
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000166
**REAL ESTATE
TRANSFER TAX**
00097.50
FP 103050

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EXHIBIT "A"

Address: 1138 RICHARD AVE, BERKELEY, COOK, IL 60163

Parcel Identification Number: 15-06-304-039-0000

Client Code: 06579

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

LOT 18 IN BLOCK 13 IN H.O. STONE AND COMPANY'S BER-ELM ADDITION, A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, AND PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office