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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 #: 06650



1716029060

Doc# 1716029060 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/09/2017 04:05 PM PG: 1 OF 3

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 1 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 \$ 110,000.00 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 anywise appertaining.

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

CCRD REVIEW 

REAL ESTATE TRANSFER TAX	12-Jun-2017
	CHICAGO: 825.00
	CTA: 330.00
	TOTAL: 1,155.00

REAL ESTATE TRANSFER TAX	12-Jun-2017
	COUNTY: 55.00
	ILLINOIS: 110.00
	TOTAL: 165.00

25-17-106-017-0000 | 20170601669566 | 1-961-408-960

25-17-106-017-0000 | 20170601669566 | 0-245-352-896


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

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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.

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

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EXHIBIT "A"

Address: 10428 S CHURCH ST, CHICAGO, COOK, IL 60643

Parcel Identification Number: 25-17-106-017-0000

Client Code: 06650

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

THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 4 IN BLOCK 10 IN WASHINGTON HEIGHTS, BEING A SUBDIVISION OF BLOCKS 5 THRU 12, BOTH INCLUSIVE, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, AND OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office