

# UNOFFICIAL COPY

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This Document Prepared by and  
return to:

Steven H. Mora  
120 West Madison Street  
Suite 600  
Chicago, Illinois 60602

Doc#: 1822057013 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/08/2018 09:00 AM Pg: 1 of 6

Dec ID 20170701698499  
ST/CO Stamp 2-048-541-632

## DEED IN LIEU OF FORECLOSURE

This Deed in Lieu of Foreclosure (this "**Deed**") is executed on July 11, 2017 (the "**Effective Date**") between Cash Flow Investors VI, LLC, an Illinois limited liability company ("**Grantor**") and CFI VI Holdings, LLC, an Illinois limited liability company ("**Grantee**").

Grantor, in consideration of Ten Dollars and other good and valuable consideration paid by Grantee, does hereby convey and quitclaim to Grantee and Grantee's legal representatives, heirs, successors and assigns, forever, the land legally described on Exhibit A (the "**Land**"), together with all buildings, structures, improvements and fixtures erected, installed or located in, on or at the Land (the "**Improvements**"); together with all of Grantor's rights, title and interest, if any, in and to all easements, rights of way, and other rights appurtenant to the Land, and all of Grantor's right, title, and interest, if any, in and to the land lying in the bed of any street or highway, opened or proposed abutting, in front of or adjoining the Land, to the center line of such street or highway, and in and to any strips or gores abutting or adjacent to the Land; together with all of Grantor's right, title and interest, if any, in and to any unpaid award to be made in lieu thereof and in and to any unpaid award for damage to the Land by reason of change of grade or a closing of any such street or highway, together with all right title and interest of Grantor, in and to any streets and roads abutting the Land; together with the appurtenances and hereditaments thereto, together, the "**Premises**"; subject only to that Mortgage made as of November 30, 2016 and recorded by the Cook County Recorder of Deeds on May 26, 2017 as Document Number 1714649549 (the "**Mortgage**").

TO HAVE AND TO HOLD the Premises unto Grantee and Grantee's legal representatives, heirs, successors and assigns forever

The Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deeds or deeds in trust delivered to said trustee pursuant to the resolution of the Grantor dated June 28, 2017.

This Deed is delivered to Grantee in compliance with 735 ILCS 5/15-1401 (the "**Act**"), and is an absolute, present, unconditional and irrevocable conveyance of title, in effect as well as form, and is not intended as a mortgage, trust conveyance or security of any kind. There is no agreement for Grantee or anyone else to reconvey the Premises to the Grantor under any circumstances whatsoever. This Deed is delivered pursuant to that certain Settlement Agreement entered into between Grantor and Grantee.

IF GRANTEE OR ANY OTHER PERSON HOLDS THE MORTGAGE AFFECTING THE PREMISES, THE PARTIES CONFIRM THAT IT IS THEIR INTENTION THAT THE MORTGAGE SHALL NOT MERGE INTO THE FEE INTEREST CONVEYED HEREBY, BUT THAT THE MORTGAGE SHALL REMAIN AS A GOOD AND VALID MORTGAGE,

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SEPERATE AND APART FROM ANY OTHER INTEREST OF THE GRANTEE OR ANY OTHER PERSON IN THE PREMISES.

All assurances and acknowledgements made by Grantor in this Deed are made to induce any title company to issue policies of title insurance affecting the Premises and are further made for the protection and benefit of Grantee and Grantee's successors and assigns, and all other persons who may hereafter acquire an interest in the Premises.

This Deed may be executed in counterparts and all counterparts taken together will be deemed a complete document.

**EXEMPT TRANSACTION PURSUANT TO 35 ILCS 200/31-45(I)**

*[The remainder of this page left intentionally blank]*

*Signature Page Follows*

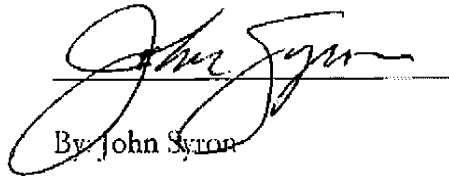
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IN WITNESS WHEREOF, Grantor has duly executed this Deed effective as of the Effective Date.

**GRANTOR:**

Cash Flow Investors, VI, LLC.  
an Illinois limited liability company

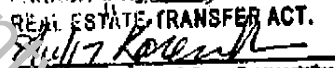
  
By: John Syron

Its: President

**SEND TAX BILLS TO:**

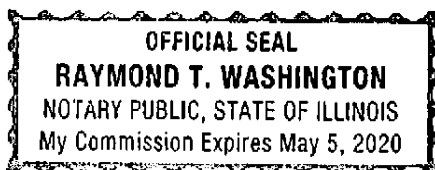
Aurelian Capital Management, LLC  
8485 Warwick Grove Court  
Grand Blanc, MI 48439

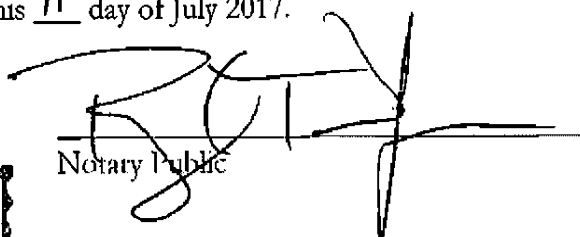
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH   E  , SECTION 4,  
REAL ESTATE TRANSFER ACT.  
  
Date   7   Day,   July   of   2017  

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that John Syron, President of Cash Flow Investors VI, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first and duly sworn by me acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of Cash Flow Investors VI, LLC for the uses and purposes set forth herein.

Given under my hand and Notarial Seal this   11   day of July 2017.



  
Notary Public

My commission expires   MAY 5, 2020

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## EXHIBIT A

### Legal Description

LOT 13 IN THORNTON JUNCTION SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 2 IN K. DALENBERG'S SUBDISION OF PART OF THE WEST 1/2 OF SECTION 22 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-22-304-007-0000

Common address: 16637 Holland Avenue, South Holland, IL 60473

Property of Cook County Clerk's Office

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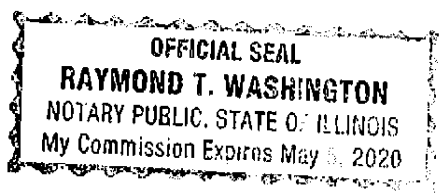
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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 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: 07/21/17

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Raymond T. Washington THIS 21 DAY OF July 2017.



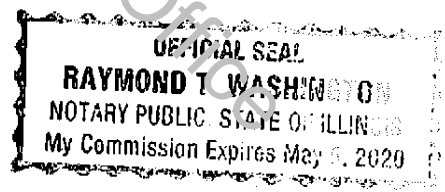
NOTARY PUBLIC: [Handwritten Signature]

The grantee or 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/21/17

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Raymond T. Washington THIS 21 DAY OF July 2017.



NOTARY PUBLIC: [Handwritten Signature]

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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#14

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Cash Flow Investors VI, LLC**  
Mailing Address: **8485 Warwick Grove Ct., Grand Blanc, MI 48439**  
Telephone No.: **810-813-4265**  
Attorney or Agent: **John Syron**  
Telephone No.: **810-813-4265**  
Property Address: **16637 Holland  
South Holland, IL 60473**  
Property Index Number (PIN): **29-22-304-007-0000**  
Water Account Number: **0140106000**  
Date of Issuance: **7/3/2018**

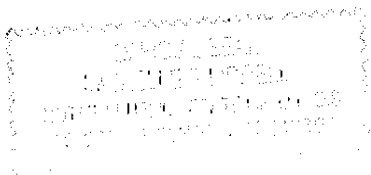
State of Illinois )  
County of Cook )

This instrument was acknowledged before  
me on July 3, 2018 by

Margaret E. [Signature]  
Michelle R. [Signature]  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: [Signature]  
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.