

UNOFFICIAL COPY

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

Joel Sestito, Esq.
Quarles & Brady LLP
300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654

THE ADDRESS OF GRANTEE IS, AND FUTURE TAX BILL SHOULD BE MAILED TO:

Beltway Capital Management, LLC
Executive Plaza II
11350 McCormick Road
Suite 902
Hunt Valley, Maryland 21031
Attention: Darren Sweeney



1827534043D

Doc# 1827534043 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2018 02:13 PM PG: 1 OF 5

The above space for recorder's use only

8962718 1 of 1 CATTAN

THIS WARRANTY DEED IN LIEU OF FORECLOSURE (this "Deed"), is made as of the 28th day of September, 2018, by JESUS DAVILA, an individual ("Grantor"), to MCCORMICK 111, LLC, a Maryland limited liability company ("Grantee").

WITNESSETH, the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS AND WARRANTS in fee simple unto Grantee, its successors and assigns FOREVER, all of the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

LOTS 4 AND 5 IN KUTHAN'S RESUBDIVISION OF LOTS 1 TO 5, INCLUSIVE IN THE SUBDIVISION OF BLOCK 4 IN GOODWIN, BALESTIER AND PHILLIP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING THE ALLEY SOUTH OF AND ADJOINING SAID LOTS 4 AND 5 IN KUTHAN'S RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers: 16-26-300-022-0000 and 16-26-300-023-0000

Property Address: 3943-45 West 26th Street, Chicago, Illinois

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

Grantor warrants that title to the above described premises is good, indefeasible, in fee simple and free and clear of encumbrances except those permitted exceptions set forth on Exhibit A attached hereto and made a part hereof.

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Execution, delivery and acceptance of this Deed shall not be construed to create or effectuate a merger of the mortgage lien held by McCormick 101, LLC, a Maryland limited liability company, as successor by assignment to Waterfall Olympic Master Fund Grantor Trust, Series II, as successor by assignment to Byline Bank, formerly known as North Community Bank, as successor by merger and consolidation to Citizens Community Bank of Illinois, as successor by assignment by merger and consolidation to Metropolitan Bank and Trust Company ("Lender"), and the interest conveyed under this Deed. Lender and its successors and assigns shall retain and reserve the right to foreclose the lien of Lender's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Deed.

THIS IS NOT HOMESTEAD PROPERTY.

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EXHIBIT A

PERMITTED EXCEPTIONS

1. 2018 taxes which are not yet due and payable.

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (**ABI**) 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 another 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: 9 | 28 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

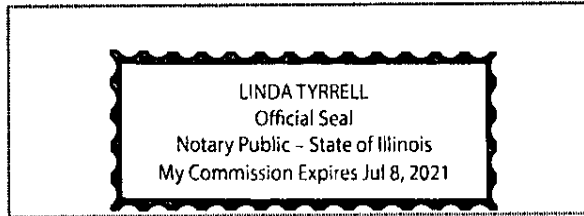
By the said (Name of Grantor): STEBUS DAVILA

On this date of: 9 | 28 | 2018

NOTARY SIGNATURE: [Signature]

LINDA TYRRELL

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 9 | 28 | 2018

SIGNATURE: [Signature] as agent
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): ADAM FALKOF

On this date of: 9 | 28 | 2018

NOTARY SIGNATURE: [Signature]

LINDA TYRRELL

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**