## 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 59654

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



Doc# 1827534043 Fee ≇46.00

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

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

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

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 <u>Exhibit A</u> 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 lier, 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 Tyline 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 his Deed.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first written above.

**GRANTOR:** 

JESUS DAVILA, individually

STATE OF TLINOIS )

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that JESUS DAVILA, and personally known or identified to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the Deed as his free and voluntary act of the Grantor for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2844 day of September, 2018.

By: Notary Public

Commission Expires:

**ESEAL** 

LINDA TYRRELL Official Seal Notary Public – State of Illinois My Commission Expires Jul 8, 2021

This transaction is EXEMPT from transfer tax under the provisions of Section 31-45(l) of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45(l).

Date /

Grantor, Grantee or Representative

REAL ESTATE TRAI	01-Oct-2018	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-26-300-022-000	0 20180901694810	0-871-520-416

	T 4-1-4				. :
_	i otal does	not include a	ny addiicable	penaity of	interest due.

REAL ESTATE TRANSFER TAX 01-Oct-2018				
	A SECOND	COUNTY:	0.00	
		ILLINOIS:	0.00	
		TOTAL:	0.00	
16-26-300	-022-0000	I 20180901694810 I	1-046-010-016	

#### **EXHIBIT A**

#### PERMITTED EXCEPTIONS

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

COOK COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS

COOK COUNTY RECORDER OF DEEDS

1827534043 Page: 5 of 5

## **UNOFFICIAL COPY**

### 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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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

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partnership authorized to do business or acquire and hold title to	
as a person and authorized to do business or acquire and hold ti	itle to real estate under the laws of the State of Illinois.
DATED:	SIGNATURE:
<b>O</b> <sub>4</sub>	GRANTOR or AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by	
Subscribed and swom in before me, Name of Notary Public	LINOA TYRREU
By the said (Name of Grantor): SISUS DAVILA	AFFIX NOTARY STAMP BELOW
On this date of: 9 28 2018	}~~~~~~~~
NOTARY SIGNATURE: Sinda Timell	LINDA TYRRELL Official Seal
NOTAN SIGNATURE.	Notary Public - State of Illinois  My Commission Expires Jul 8, 2021
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the nan	e ri the <b>GRANTEE</b> shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural person	
authorized to do business or acquire and hold title to real estate	
acquire and hold title to real estate in Illinois or other entity recog	
acquire and hold title to real estate under the laws of the State of	
DATED: 9   28  , 20   9	SIGNATURE: CASMIM as agent
DATED. 1   00  , 20	CRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by	v the NOTARY who witnesses the GRA ITEE signature.
	1,1101 7.00
Subscribed and sworn to before me, Name of Notary Public	
By the said (Name of Grantee): / UAM FALK 6F	AFFIX NOTARY STAM PELOW
On this date of: 9   28  , 20 / 7	LINDATYRRELL
= ( )	Official Soal

#### CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

Notary Public – State of Illinois My Commission Expires Jul 8, 2021