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19163060950

**DOCUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:**

WB RIVERDALE REO, LLC
c/o Woodbridge Wind-Down Entity,
LLC
14140 Ventura Blvd, Suite 302
Sherman Oaks, CA 91423
Attn: Frederick Chin

Doc# 1916306095 Fee \$88.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2019 03:18 PM PG: 1 OF 6

**NAME AND ADDRESS OF
TAXPAYER**

WB RIVERDALE REO, LLC
c/o Woodbridge Wind-Down Entity,
LLC
14140 Ventura Blvd, Suite 302
Sherman Oaks, CA 91423
Attn: Frederick Chin

(Save for Recorder's Information)

QUITCLAIM DEED

This conveyance is being made pursuant to that certain Order Confirming the First Amended Joint Chapter 11 Plan of Liquidation of Woodbridge Group of Companies, LLC and Its Affiliated Debtors, dated October 26, 2018, a copy of which was recorded on 2/26, 2019 in Cook County as Document Number 1905722053, and, accordingly this transfer is exempt from transfer taxes pursuant to 35 ILCS 200/31-45(I).

For and in consideration of the sum of zero dollars (\$0) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, **SILVERLEAF FUNDING LLC**, a **Delaware limited liability company**, having an address at 14140 Ventura Blvd., Suite 302, Sherman Oaks, CA 91423 ("Grantor"), does CONVEY and QUITCLAIM unto **WB RIVERDALE REO, LLC**, a **Delaware limited liability company**, having an address at 14140 Ventura Blvd, Suite 302, Sherman Oaks, CA 91423 ("Grantee"), all of Grantor's right, title and interest in and to the real property located in Cook County, Illinois, identified as

Street Address: 7017 South Stewart Ave., Chicago, IL 60621
PIN: 20-21-420-005-0000

and legally described in **Exhibit A** attached hereto and incorporated herein by this reference (herein collectively called the "Real Property").

The above-described Real Property is not Homestead Property.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX

30-May-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-21-420-005-0000 | 20190401648028 | 1-630-379-936

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

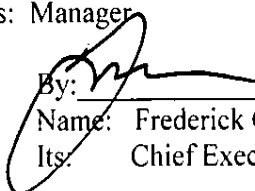
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

SILVERLEAF FUNDING LLC,
a Delaware limited liability company

By: WGC Independent Manager LLC,
a Delaware limited liability company
Its: Manager

By: 
Name: Frederick Chin
Its: Chief Executive Officer

REAL ESTATE TRANSFER TAX		30-May-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
20-21-420-005-0000		20190401648028 1-667-653-536	

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(I).


Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

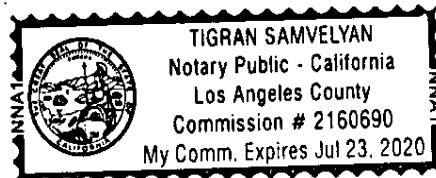
On February 7, 2019, before me, Tigran Samvelyan,
(Insert name and title of the officer)

Notary Public, personally appeared Frederick Chin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tigran Samvelyan



(Seal)

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EXHIBIT A

Legal Description

THE NORTH 17 FEET OF LOT 12 AND THE SOUTH 16 FEET OF LOT 13 IN BLOCK 10 IN THE SUBDIVISION OF LOTS 5, 6 AND THE SOUTH 1/2 OF LOT 7 IN BLOCK 9 AND OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 10 OF THE NORMAL SCHOOL SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7017 S. Stewart, Chicago, IL 60621

PIN: 20-21-420-005-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of their 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 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 title to real estate under the laws of the State of Illinois.

Dated: Feb 15th, 2019

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 7th day of February, 2019.

Tigran Samvelyan
Notary Public



The grantee or its 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: Feb 15th, 2019

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 7th day of February 2019.

Tigran Samvelyan
Notary Public



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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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On February 7, 2019, before me, Tigran Samvelyan,
(insert name and title of the officer)

Notary Public, personally appeared Frederick Chin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tigran Samvelyan



(Seal)

PROPERTY OF COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

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WITNESS my hand and official seal.

Signature Tigran Samvelyan



(Seal)

PROPERTY OF County Clerk's Office