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PREPARED BY:

Lance Johnson, Esq.
1165 N. Clark St. – Suite 200
Chicago, IL 60610

MAIL TO AND NAME AND ADDRESS OF TAXPAYER:

GCB Real Estate Series LLC (67 East Cedar St Series)
Attn: John Drivas
1165 N. Clark St. – Suite 200
Chicago, IL 60610



Doc# 2003022035 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2020 01:09 PM PG: 1 OF 6

19109431 1/2

WARRANTY DEED IN LIEU OF FORECLOSURE (67 E. Cedar)

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Villa Celeste, LLC**, an Illinois limited liability company, whose principal address is 67 E. Cedar St., Chicago, IL 60611 ("**Grantor**"), does hereby grant, convey and warrant to **GCB Real Estate Series LLC (67 East Cedar St Series)**, an Illinois limited liability company ("**Grantee**"), the real property situated in Cook County, Illinois and legally described in **Exhibit A** attached hereto (the "**Property**").

This conveyance is being made subject to the following matters (collectively, the "**Permitted Exceptions**"): (a) A Mortgage ("**Mortgage**") dated September 23, 2014, executed by Grantor, and recorded with the Recorder of Deeds of Cook County, IL, as document number 1428001016, as modified by a Modification of Mortgage Agreement dated June 29, 2018, executed by Grantor, and recorded with the Recorder of Deeds of Cook County, IL, as document number 1818349171, (b) an Assignment of Rents ("**AOR**") dated September 23, 2014, executed by Grantor, and recorded with the Recorder of Deeds of Cook County, IL, as document number 1428001017, as modified by a Modification of Mortgage Agreement dated June 29, 2018, executed by Grantor, and recorded with the Recorder of Deeds of Cook County, IL, as document number 1818349171 (the Mortgage and AOR are collectively the "**GCB Liens**") and (c) those matters listed on **Exhibit B** attached hereto and made a part hereof.

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance **shall not in any manner be deemed to be a merger** with or the extinguishment of the GCB Liens or a satisfaction or extinguishment of the indebtedness secured thereby. The GCB Liens and related security interest shall be and remain in full force and effect according to the terms thereof and continue to secure the indebtedness described therein, which indebtedness shall be unaffected by Grantee's acceptance of this conveyance. Furthermore, this deed shall only be effective, if and to the extent that, the then acting Chapter 7 trustee of Michael Brent Horrell in his Chapter 7 bankruptcy filing known as case number #19-06864 consents to same.

The title to said Property is hereby warranted by Grantor against all persons whomsoever, subject to the Permitted Exceptions.

Grantor hereby releases and waives all rights under and by virtue of the Homestead and Exemption Laws of the State of Illinois. Grantor hereby warrants that the Property is not the homestead of Grantor.

Grantor intends by this Agreement to vest title to the Property in Grantee and forever to estop and bar Grantor and Grantor's successors and assigns from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to the Property or any part thereof. In this regard, and in reliance upon this Agreement and all of Grantor's

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warranties and representations made herein, Grantee shall be entitled to exercise and enjoy all of the rights, responsibilities, powers and privileges of fee simple ownership of the Property, including, without limitation, maintaining and improving the Property as Grantee deems appropriate; selling or leasing the Property at such time and on such terms, as Grantee deems appropriate; paying taxes and assessments levied against the Property; and otherwise acting with respect to the subject property consistent with quiet enjoyment and ownership thereof by Grantee.

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

Villa Celeste, LLC, an Illinois limited liability company

By: [Signature]
Goriana Alexander, Member

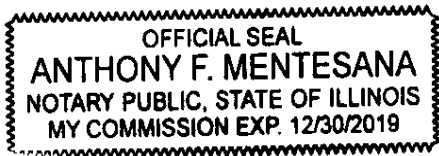
By: [Signature]
Michael Horrell, Member

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT **Goriana Alexander and Michael Horrell**, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument **as the members of Villa Celeste, LLC, an Illinois LLC**, appeared before me this day in person and acknowledged that he(she)(they) signed and delivered said instrument as his(her)(their) own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of July, 2019.




[Signature]
Notary Public

My Commission Expires:
December 30, 2019

This Warranty Deed in Lieu of Foreclosure is exempt from taxation under paragraph I, section 31-45 of the Illinois Real Estate Transfer Tax Act and paragraph 13 section 74-106 of the Cook County Transfer Tax Ordinance and paragraph M section 3-33-060 the City of Chicago.

[Signature] July 16, 2019
Buyer, Seller or Representative Date



REAL ESTATE TRANSFER TAX		30-Jan-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

CONTACT:

John Drivas, SVP
Gold Coast Bank
1165 N. Clark St., Suite 200
Chicago, Illinois 60610
312-587-3200

17-03-202-021-0000 | 20200101692941 | 0-680-844-128

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

REAL ESTATE TRANSFER TAX		30-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-03-202-021-0000 | 20200101692941 | 0-090-778-464

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EXHIBIT A

LEGAL DESCRIPTION

THE EAST 12 FEET OF LOT 7 AND THE WEST 8 FEET 2 1/2 INCHES OF LOT 8 IN BLOCK 1 IN POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, SAID ADDITION, BEING A SUBDIVISION OF PARTS OF BLOCKS 3 AND 7 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-03-202-021-0000.

COMMON ADDRESS: 67 E. Cedar St., Chicago, IL 60611.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

- a) Covenants, restrictions and conditions of record;
- b) Liens of record;
- c) Public and utility easements;
- d) General real estate taxes for the year 2019 and subsequent years.

COOK COUNTY
RECORDER OF DEEDS

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RECORDER OF DEEDS

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

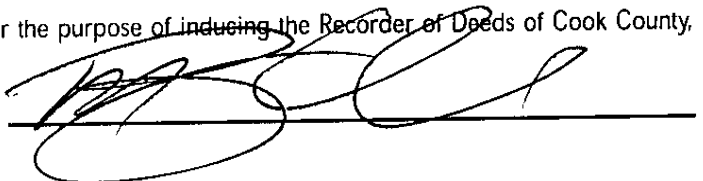
County of Cook } SS.

Michael Horrell, being duly sworn on oath, states that he resides at 67 E. Cedar St., Chicago, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

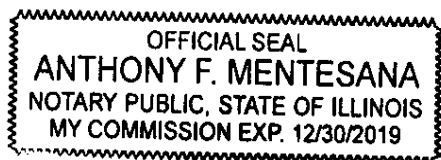
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 16th day of July, 2019.



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 07 | 16 | 2019

SIGNATURE: _____

[Handwritten 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: _____

Anthony F. Montesana

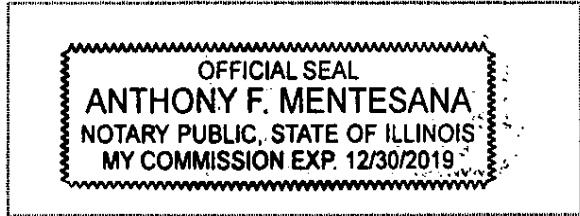
By the said (Name of Grantor): Michael B. Horrell

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 16 | 2019

NOTARY SIGNATURE: _____

[Handwritten Signature]



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 title to real estate under the laws of the State of Illinois.

DATED: 07 | 16 | 2019

SIGNATURE: _____

[Handwritten Signature]
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: _____

Anthony F. Montesana

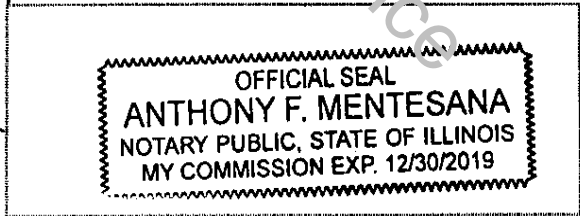
By the said (Name of Grantee): John P. Morgan as agent

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 16 | 2019

NOTARY SIGNATURE: _____

[Handwritten Signature]



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)