

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument was prepared by
and after recording, should be returned to:
Andrew T. McClain
Foley & Lardner LLP
321 N. Clark Street, Suite 3000
Chicago, IL 60654



Doc# 2016800013 Fee \$61.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/16/2020 09:59 AM PG: 1 OF 6

CC# 1200135341 2/2

KNOW ALL MEN BY THESE PRESENTS that NBFAR INVESTMENT L.L.C., a Florida limited liability company ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS and CONVEYS to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC. MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFIES, SERIES 2017-SB26, ("**Grantee**"), having an address of c/o Sabal, 465 North Halstead Street, Suite 105, Pasadena, CA 91107 the following described premises ("**Premises**") situated in Cook County, Illinois:

Legal Description Attached Hereto As Exhibit A

Permanent Index Numbers: 21-30-404-044-1001, 21-30-404-044-1002, 21-30-404-044-1003, 21-30-404-044-1004, 21-30-404-044-1005, 21-30-404-044-1006, 21-30-404-044-1007, 21-30-404-044-1008, 21-30-404-044-1009, 21-30-404-044-1010, 21-30-404-044-1011, 21-30-404-044-1012 & 21-30-404-044-1013

Common Address of Premises: 7635 South Coles Avenue, Chicago, Illinois 60649



TO HAVE AND TO HOLD the Premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, its successors and assigns forever, subject to the encumbrances set forth on Exhibit B attached hereto.


UNOFFICIAL COPY

And Grantor, for itself and its successors, hereby warrants to Grantee, its successors and assigns, only that: (1) Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the Premises against all persons lawfully claiming by, through or under Grantor.

The conveyance of the Premises by Grantor to Grantee is made subject to the interest of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC. MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFIES, SERIES 2017-SB26 (“**Mortgagee**”) in the mortgage and other security documents encumbering the Premises (collectively, the “**Mortgage Documents**”). It is the express intent of Grantor and Grantee that any interest of Grantee in the Premises under the conveyances provided for in this Deed shall not merge with the interest of Mortgagee in the Premises under the Mortgage Documents, and that such interests shall be and remain at all times separate and distinct, notwithstanding any union of such interest in the Mortgagee at any time, and that the liens and security interest of Mortgagee in the Premises created by the Mortgage Documents shall be and remain at all times valid and continuous liens and security interests in the Premises.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX		12-Jun-2020	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
21-30-404-044-1001 20200501689384 0-137-708-256			

REAL ESTATE TRANSFER TAX		12-Jun-2020	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00
21-30-404-044-1001 20200501689384 0-808-796-896			

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

UNOFFICIAL COPY

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

The following tract or parcel of land situated in the County of Cook, and the State of Illinois, being more particularly described as follows:

Units 1A, 1B, 1C, 2E, 2D, 2C, 2B, 2A, 3A, 3B, 3C, 3D and 3E in 7635 S. Coles Avenue Condominiums, as delineated on a survey of the following described tract of land:

The southerly 50 feet of Lot 75 (as measured on the westerly line thereof) in division 1 in Westfall's Subdivision of 208 acres, being the East 1/2 of the Southwest 1/4, and the Southeast fractional 1/4 of Section 30, Township 38 North, Range 15 East of The Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "B" to the declaration of condominium ownership recorded as Document 0801415077, together with its undivided percentage interest in the common elements, as amended from time to time in Cook County, Illinois.

Parcel ID: 21-30-404-044-1001, 21-30-404-044-1002, 21-30-404-044-1003, 21-30-404-044-1004, 21-30-404-044-1005, 21-30-404-044-1006, 21-30-404-044-1007, 21-30-404-044-1008, 21-30-404-044-1009, 21-30-404-044-1010, 21-30-404-044-1011, 21-30-404-044-1012 & 21-30-404-044-1013

UNOFFICIAL COPY

EXHIBIT B **PERMITTED EXCEPTIONS**

Final tax installment for 2019

Taxes for the year 2020

Multifamily Mortgage, Assignment of Rents and Security Agreement dated September 29, 2016 and recorded October 7, 2016 as Document No. 1628116094 made by NBFAR Investment LLC, a Florida limited liability company to SABAL Capital II, LLC, a Delaware limited liability company to secure an indebtedness in the amount of \$1,088,000.00.

Assignment to Sabal II, LLC recorded October 7, 2016 as Document 1628116095.

Assignment to Federal Home Loan Mortgage Corporation recorded October 7, 2016 as Document 1628116096.

Assignment to US Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc. Multifamily Mortgage Pass-Through Certificates, Series 2017-SB26 recorded January 31, 2017 as Document 1703149077.

Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

(A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded January 14, 2008 as Document No. 0801415077, as amended from time to time; and

(B) Limitations and conditions imposed by the condominium property act.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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.

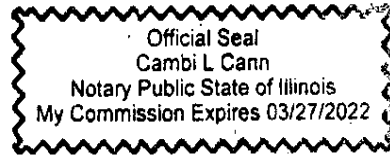
Dated: May 29, 2020

Signature:

[Handwritten Signature]
Grantor or agent

Subscribed and sworn to before me
this 29th day of May, 2020

Notary Public [Handwritten Signature]



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

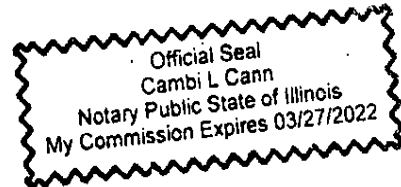
Dated: May 29, 2020

Signature:

[Handwritten Signature]
Grantee or agent

Subscribed and sworn to before me
this 29th day of May, 2020

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 A 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, IL if exempt under provisions of Section 4 of Ill. Real Estate Transfer Tax Act.]