


# UNOFFICIAL COPY

**This Instrument Prepared by:**

Nell Reiting  
Lathrop GPM LLP  
2101 Cedar Springs Road  
Suite 1400  
Dallas, TX 75201

**After Recording Return to:**

5 Arch Asset Management, LLC  
Attn: REC Department  
19800 MacArthur Blvd., Ste. 1150  
Irvine, CA 92612



\*2035728098\*

Doc# 2035728098 Fee \$88.00

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

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 12/22/2020 01:46 PM PG: 1 OF 7

(For Recorder's Use Only)

**GENERAL WARRANTY DEED**

**(In Lieu of Foreclosure)**

This DEED IN LIEU OF FORECLOSURE ("Deed"), dated as of 12-11, 2020, between Optimum International LLC, a Wyoming limited liability company, having an address at c/o Joseph Ziccardi, Esq., 77 W. Washington Street, #705, Chicago, IL, 60602 ("Grantor"), and SAIF Sycamore 2, LLC, a Delaware limited liability company, having an office at 19800 MacArthur Blvd., Ste. 1150, Irvine, CA 92612 ("Grantee").

KNOW BY ALL MEN THESE PRESENTS that Grantor in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey and warrant to Grantee, the following described real property and premises located in Cook County, Illinois:

Lot 75 in Hart and Franks' Subdivision of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And commonly known as 6555 S Peoria Street, Chicago, IL 60621, Parcel ID No. 20-20-222-020-0000 together with all the improvements thereon and the appurtenances thereunto belonging, which includes, without implied limitation, the following: (a) all privileges, rights, easements, hereditaments and appurtenances thereunto belonging; (b) all right, title and interest in and to any streets, alleys, ramps, passages, abutter's rights and other rights-of-way

S ✓  
P ✓  
S ✓  
SC ✓  
INT ✓

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appurtenant thereto; (c) all water, mineral and other subsurface rights; and (d) all buildings, improvements, fixtures and related facilities, together with all systems, facilities, machinery, equipment and conduits to provide fire protection, security, heat, exhaust, ventilation, air conditioning, electrical power, light, plumbing, refrigeration, gas, sewer, water, communication and other services to the property herein described or any part thereof; and warrants the title to the same (collectively, the "**Property**").

Subject, however, to Property taxes for the year 2020 and subsequent years; rights of tenants in possession; and restrictions, reservations, easements, rights-of-way or covenants of record (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD said described premises unto the Grantee, its successors and assigns forever, free clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens and encumbrances of whatever nature, except the Permitted Exceptions.

This Deed is an absolute, present, unconditional, and irrevocable conveyance of title, in effect as well as form, and is not intended as a mortgage, trust conveyance, or security of any kind. There is no agreement for Grantee or anyone else to reconvey the Property to Grantor under any circumstances whatsoever. This Deed is delivered pursuant to that certain Deed in Lieu of Foreclosure Agreement dated July 29, 2020, entered into between Grantor and 5AIF Nutmeg, LLC, 5AIF Maple 2, LLC, and 5AIF Juniper 2, LLC, which is incorporated by reference in this Deed.

Grantor acknowledges, represents, and confirms that this transaction is fair and equitable based on Grantor's reasonable determination of the value and financial condition of the Property. Grantor understands the effect of the delivery of this Deed to Grantee and is acting freely and voluntarily, and is not under any coercion or duress. Grantor acknowledges, represents, and confirms that by the delivery of this Deed Grantor is not rendered insolvent and this Deed is not being delivered for the purpose of defrauding creditors or avoiding any payment of any of its debts.

It is the purpose and intent of Grantor and Grantee that any mortgage held by Grantee affecting the Property (the "**Mortgage**") shall not merge into the fee interest conveyed hereby, and such Mortgage shall remain as a good and valid mortgage, separate and apart from any other interest of Grantee or any other person in the Property.

Grantor's acknowledgments and assurances in this Deed are made to induce any title company to issue an owner's policy of title insurance in favor of the Grantee affecting the Property and are further made to protect and benefit Grantee and its successors and assigns, and all other persons who may hereafter acquire an interest in the Property.

Grantor agrees to execute any additional documents that Grantee may reasonably deem necessary or desirable to carry out the purposes hereof.


[SIGNATURE PAGE FOLLOWS]



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THIS TRANSACTION IS EXEMPT FROM THE ILLINOIS REAL ESTATE TRANSFER TAX UNDER 35 ILCS 200/31-45(L) AS A "DEED ISSUED TO A HOLDER OF A MORTGAGE . . . PURSUANT TO A TRANSFER IN LIEU OF FORECLOSURE."


Dated: as of 12-11-20

By:   
Timothy Gannaway

**Grantee name and address (where future tax bills should be sent):**

5 Arch Asset Management, LLC  
Attn: REO Department  
19800 MacArthur Blvd., Ste. 1150  
Irvine, CA 92612

REAL ESTATE TRANSFER TAX		11-Dec-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-20-222-020-0000   20200701642940   1-581-250-528		

REAL ESTATE TRANSFER TAX		11-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-20-222-020-0000   20200701642940   0-909-277-152		

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

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: 8 | 18 | 2020

SIGNATURE: [Signature]  
STEEVE RAYMOND 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): Optimum International LLC

On this date of: 8 | 18 | 2020

NOTARY SIGNATURE: [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 and hold title to real estate under the laws of the State of Illinois.

DATED: \_\_\_\_\_ | \_\_\_\_\_ | 20\_\_\_\_

SIGNATURE: \_\_\_\_\_  
TIMOTHY GANNAWAY GRANTEE or AGENT

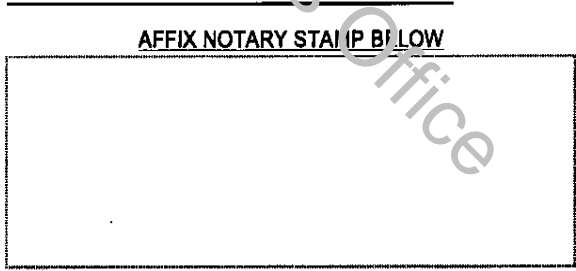
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): 5AIF Nutmeg, LLC

On this date of: \_\_\_\_\_ | \_\_\_\_\_ | 20\_\_\_\_

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

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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: 12 | 22, 2024

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

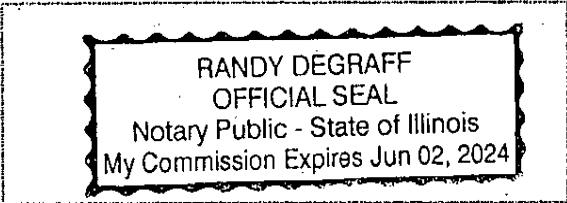
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 12 | 22, 2024

NOTARY SIGNATURE: [Signature]

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: 12 | 22, 2024

SIGNATURE: [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: \_\_\_\_\_

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 12 | 22, 2024

NOTARY SIGNATURE: [Signature]

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)

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## CALIFORNIA ACKNOWLEDGMENT

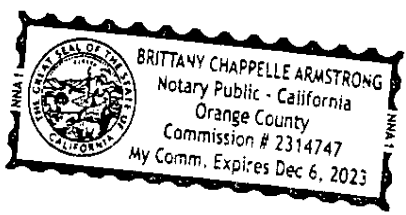
CIVIL CODE § 1189

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 Orange }

On September 2, 2020 before me, Brittany Chappelle Armstrong, notary public  
Date Here Insert Name and Title of the Officer  
personally appeared Timothy J. Gannaway  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____