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2035833096

Doc# 2035833096 Fee \$88.00

3HSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/23/2020 03:45 PM PG: 1 OF 8

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

(For Recorder's Use Only)

GENERAL WARRANTY DEED
(In Lieu of Foreclosure)

This DEED IN LIEU OF FORECLOSURE ("Deed"), dated 950f 12-21, 2020, between SR 6032 S. Elizabeth LLC, an Illinois 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 18 in Block 3 in Butler Cummings and Scully's Subdivision of part of Munsons Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

And commonly known as 4024 W Arthington St, Chicago, IL 60624, Parcel ID No. 16-15-414-040-0000 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

FIDELITY NATIONAL TITLE FCH 7 P100367LI
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streets, alleys, ramps, passages, abutter's rights and other rights-of-way 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 Grantee, 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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IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

Grantor:

SR 6032 S. ELIZABETH LLC

By: Steve Raymond
Name: Steve Raymond
Its: Member

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Before me, a Notary Public, personally appeared STEVE RAYMOND, on the 18~~th~~ day of NOV 2020, and stated that the facts and allegations contained in the foregoing Affidavit are true and correct to the best of their knowledge, information and belief.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature]
Notary Public

MY COMMISSION EXPIRES:

REAL ESTATE TRANSFER TAX		22-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-15-414-040-0000 20200701641806 1-783-455-712		


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

REAL ESTATE TRANSFER TAX		22-Dec-2020	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
16-15-414-040-0000 20200701641806 0-900-976-608			

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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: 9th of 12-21-20

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

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: Steeve Raymond
STEEVE RAYMOND GRANTOR or AGENT

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

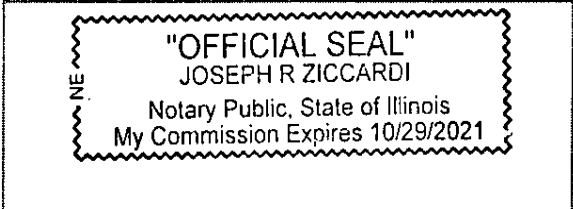
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): SR 6032 S. Elizabeth LLC

On this date of: 8 | 18 | 2020

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: _____ | _____ | 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.

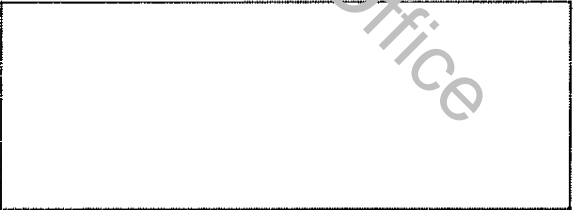
Subscribed and sworn to before me, Name of Notary Public: _____

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

On this date of: _____ | _____ | 20

NOTARY SIGNATURE: _____

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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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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DATED: 11 | 1 | 2020

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): SR 0032 S. Elizabeth LLC

On this date of: _____ | _____ | 2020

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



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DATED: 9 | 2 | 2020

SIGNATURE: _____
TIMOTHY GANNAWAY GRANTEE or AGENT

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

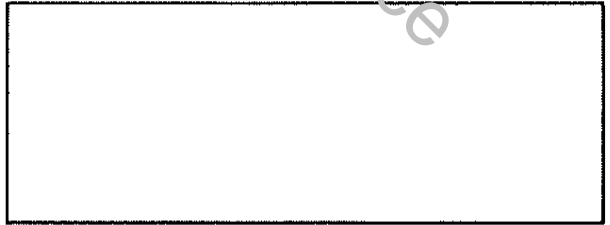
Subscribed and sworn to before me, Name of Notary Public: _____

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

On this date of: _____ | _____ | 2020

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



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CALIFORNIA ACKNOWLEDGMENT

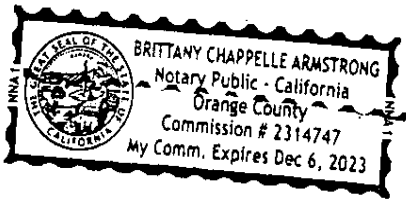
CIVIL CODE § 1189

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. Gannawacy
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

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: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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DATED: _____, 20____

SIGNATURE: _____
GRANTOR or AGENT

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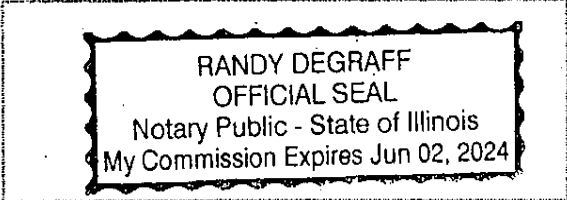
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



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DATED: _____, 20____

SIGNATURE: _____
GRANTEE or AGENT

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

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

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