

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

## SPECIAL WARRANTY DEED

(Corporation to Corporation)

This Indenture made this day of 7th, January, 2021 between



\*2102719057D\*

Doc# 2102719057 Fee \$88.00

CRF Small Business Loan Company, LLC by virtue of that certain Judicial Sale Deed made by Intercounty Judicial Sales Corporation, dated May 17, 2018 and recorded on May 18, 2018 under Document No. 1813849118 in Cook County, Illinois

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2021 01:15 PM PG: 1 OF 3

party of the first part, and

11849 S. Kedzie, LLC, an Illinois Limited Liability Company

party of the second part.

(GRANTOR'S ADDRESS): 11849 S. Kedzie Ave., Merrionette Park, IL 60803

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Block 3 in Irwin and Dalton's Subdivision of Block 37 and 38 in Clifton, an addition to Washington Heights, being a subdivision in the South 1/2 of Section 24, Township 37 North, Range 13 East of the third principal meridian, and the East and West Alley in said Block 3 vacated by Instrument recorded as Document Number 13696126 January 14, 1946, in Cook County, Illinois;

Less and except:

That part of Block 3 in Irwin and Dalton's subdivision of Blocks 37 and 38 in Clifton, an addition to Washington Heights, being a subdivision of the South 1/2 of Section 24, Township 37 North, Range 13 East of the third principal meridian and the east and west alley in said block 3 vacated by Instrument recorded January 14, 1946 as Document Number 13696126; also the South 1/2 of 118th place lying north of and adjoining to Block 3 aforesaid vacated by ordinance passed November 14, 1963, a copy of which was recorded November 18, 1963 as Document Number 18973769, bounded and described as follows:

Beginning at the Southwest corner of said block 3; thence North along the West line thereof 299.50 feet to the north line of the South 1/2 of 118th place aforesaid; thence East along said north line to its intersection with a line 17 feet east of and parallel with said west line; thence south along said parallel line 254.50 feet thence southeasterly to a point on said south line that is 52.50 feet; thence west along said south line to the place of beginning, in Cook County, Illinois.

Permanent Real Estate Index Number: 24-24-303-049-0000

Address of Real Estate: 11849 S. Kedzie Ave., Merrionette Park, IL 60803

Together with all the singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

ATTACHED RIDER IS ADOPTED AND INCORPORATED BY REFERENCE HEREIN,

The Warranties given herein are limited to the acts of the Grantor and subject to taxes not yet due and payable, easements, covenants and restrictions of record.

The 7th of January, 2021

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Vice President, the day and year first above written.

CRF Small Business Loan Company, LLC by virtue of that certain Judicial Sale Deed made by Intercounty Judicial Sales Corporation, dated May 17, 2018 and recorded on May 18, 2018 under Document No. 1813849118 in Cook County, Illinois


By: [Signature]  
By: Brandon Dixon  
Title: Vice President of CRF Small Business Loan Company, LLC

State: Minnesota  
County: Hennepin



I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Brandon Dixon, personally appeared before me and acknowledged himself/herself as the [insert title] Vice President of CRF Small Business Loan Company, LLC dated and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 7<sup>th</sup> day of January, 20 21

My commission expires: 1/31/2023

IMPRESS SEAL  [Signature]

Prepared By: Stephen G. Daday, 1051 Perimeter Dr., Ste 300, Schaumburg, Illinois 60173  
Mail To: 11849 S. Kedzie Ave., Merrionette Park, IL 60803  
Send Tax Bills To: 11849 S. Kedzie Ave., Merrionette Park, IL 60803

REAL ESTATE TRANSFER TAX		27-Jan-2021
	COUNTY:	202.50
	ILLINOIS:	405.00
	TOTAL:	607.50

24-24-303-049-0000 | 20210101607049 | 0-140-723-216

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## Rider

to Special Warranty Deed dated January 7, 2021  
from CRF Small Business Loan Company, LLC to 11849 S. Kedzie, LLC  
for property 11849 S. Kedzie Ave., Merrionette Park, Illinois

GRANTEE IS TAKING THE PROPERTY BASED ON AN ARM'S LENGTH AGREEMENT BETWEEN GRANTOR, CRF Small Business Loan Company, LLC, AND buyer, 11849 S. Kedzie, LLC. THE CONSIDERATION WAS BARGAINED BETWEEN THE GRANTOR AND 11849 S. Kedzie, LLC ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THE REAL PROPERTY PURCHASE AGREEMENT, DATED December 10, 2020, BETWEEN GRANTOR AND 11849 S. Kedzie, LLC, AS AMENDED ("PURCHASE CONTRACT") AND THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S DUE DILIGENCE AND INSPECTIONS AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT AND THIS DEED. GRANTEE IS BOUND BY THE PROVISIONS OF THE PURCHASE CONTRACT APPLICABLE TO 11849 S. Kedzie, LLC.

Cook County Clerk's Office