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This Instrument Prepared by:

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

After Recording Return to:

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



Doc# 2228613134 Fee \$88.00

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

KAREN A. YARBROUGH

DATE: 10/13/2022 12:32 PM PG: 1 OF 8

(For Recorder's Use Only)

GENERAL WARRANTY DEED (In Lieu of Foreclosure)

This DEED IN LIEU OF FORECLOSURE ("Deed"), dated April 8, 2021, between T Hayes Investments LLC, a limited liability company, having an address at 9156 S. King Drive Chicago, IL 60619 ("Grantor"), and 5AIF Sycamore 2, LLC, a Deiaware 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:

THE SOUTH 5 FEET OF LOT 56 AND 57 (EXCEPT THE SOUTH 2 FEET THEREOF) IN DE YOUNG'S SUBDIVISION OF LOT 17 OF SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. LINE, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1947 AS DOCUMENT 14013804, IN COOK COUNTY, ILLINOIS.

And commonly known as 10519 S LaSalle St, Chicago, IL 60628, Permanent Real Estate Index Number: 25-16-214-006-0000 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

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thereunto belonging; (b) all right, title and interest in and to any 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 2021 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 March 3, 2021, 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 con eyed 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:

T Hayes Investments LLC

Name: Thomas Haves

Its: Member

STATE OF ILLINO'S

) ss:

COUNTY OF COOK

Before me, a Notary Public, personally appeared Thomas Hayes, on the day of may, 2021, and stated that the facts and allegat one contained in the foregoing Affidavit are true and correct to the best of their knowledge, information and belief.

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

Notary Public

MY COMMISSION EXPIRES:

RAQUEL HERNANDEZ
Official Sea!
Notary Public – State of Illinois
My Commission Expires Feb 20, 2022

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THIS TRANSACTION IS EXEMPT FROM THE ILLINOIS REAL ESTATE TRANSFER TAX UNDER 35 ILCS 200/31-45(E) BECAUSE THE ACTUAL CONSIDERATION FOR THE TRANSFER IS LESS THAN \$100.00 AND 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: June 22, 2021 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		TAX	10-Oct-2022	
			COUNTY:	0.00
			(LL NOIS:	0.00
			TOTAL:	0.00
	25-16-214-	006-0000	120220801623152 1	1-154-391-632

	REAL ESTATE TRANS	10-Oct-2012	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
	25-16-214-006-0000	20220801623152	0-300-326-480

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

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ACKNOWLEDGEMENT

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	
O _C	
On JUNE 22, 2021 before me,	MELISSA VU, NOTARY PUBLIC personally
appeared Timothy Gannaway, EVP of 5AIF Sycarsatisfactory evidence to be the person(s) whose na and acknowledged to me that he/she/they excapacity(ies), and that by his/her/their signature(supon behalf of which the person(s) acted, executed	me(s) is/are subscribed to the within instrument ecuted the same in his/her/their authorized on the instrument the person(s), or the entity
` (
I certify under PENALTY OF PERJURY under foregoing paragraph is true and correct.	r he laws of the State of California that the
WITNESS my hand and official seal.	
Signature (Sea	MELISSA VU Commission # 2332824 Nr tary Public - California ORANGE County My C. Twn. Expires SEP 1, 2024

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GRANTOR/GRANTEL AFFIDAVE: STATEMENT BY 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: May	1分 , 21	SIGNATURE: hom	or Valer		
		THOMAS HAYES	GRANTOR or AGENT		
GRANTOR NOTARY S	ECTON: The below section is to be o	ompleted by the NOTARY who witnesses the GRAN	TOR signature.		
Subscribed and swc.n to before me, Name of Notary Public RAULE Hernandez					
:By the said (Name of Grantc.). 7 Hayes Investments LLC		AFFIX NOTAR	AFFIX NOTARY STAMP BELOW		
On this date of:	12th Juny 1,21	RAQUEL HER	· · · · · · · · · · · · · · · · · · ·		
NOTARY SIGNATURE: _	1-oque per	Official S Notary Public – Si My Commission Expir	tate of Illinois		
GRANTEE SECTIO	<u>N</u>				
The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment					
of beneficial interest (A	BI) in a land trust is either a nat	ural person, ar. Illinois corporation or forei	gn corporation		
authorized to do busine	ess or acquire and hold title to re	al estate in Illinois, a partnership authoriz	ed to do business or		
acquire and hold title to	real estate in Illinois or other e	ntity recognized as a person and authorize	ed to do business or		
acquire and hold title to	real estate under the laws of the	e State of Illinois.			
DATED:	, 21	SIGNATURE:			
		TIMOTHY CANN	AWAY GRANTEE or AGENT		
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.					
Subscribed a	nd sworn to before me, Name of No	ary Public:			
By the said (Name of	Grantee): 5AIF Sycamore 2, LL	AFFIX NOTAF	RY ST/ M" BELOW		
On this date of:	, 21				
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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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, 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.

SIG	NATURE: _	Jh	omar	Harren
	Ti	HOMAS H	AYES	GRANTOR OF AGENT
ction is to be completed by the NC	OTARY who witi	nesses the	GRANTOR signa	iture.
Name of Notary Public	KAU	بالالال	Herna	ndez
estments LLC		AFFIX N	OTARY STAMI	P BELOW
121 Ihu	T			
6		Notary Pu	iblic - State of Illinois	22
' (
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 limois 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				
or other entity recognized	as a persor	and autl	horized to do	business or
acquire and hold title to real estate under the laws of the State of Illinois.				
DATED: June 92 ,21 SIGNATURE:				
				GRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GR.NTT.F signature.				
				<u> </u>
more 2, LLC	M ME 1940 (47) (17) (17) (17) (17) (17) (17) (17) (1	AFFIX N	OTARY STAN	STETOM .
, 21				
	Name of Notary Public vestments LLC I verifies that the name of the either a natural person, and old title to real estate in Illings or other entity recognized the laws of the State of Illino SIG ction is to be completed by the Notation is to be completed by t	Name of Notary Public restments LLC I verifies that the name of the GRANT reither a natural person, an Minois corporate of the sor other entity recognized as a person relaws of the State of Illinois. SIGNATURE: Totion is to be completed by the NOTARY who with thame of Notary Public: more 2, LLC	THOMAS H Cition is to be completed by the NOTARY who witnesses the Name of Notary Public Pestments LLC AFFIX N RAOL Notary Public RAOL Notary Public Public RAOL Notary Public RAOL Notary Public It werifies that the name of the GRANTEE show either a natural person, an Uninois corporation or old title to real estate in Illinois, a partnership aut is or other entity recognized as a person and autility is or other entity is or ot	THOMAS HAYES ction is to be completed by the NOTARY who witnesses the GRANTOR signal Name of Notary Public restments LLC AFFIX NOTARY STAM RAQUEL HERNANDEZ Official Seal Notary Public - State of Illinois My Commission Expires Feb 20. 20 I verifies that the name of the GRANTEE shown on the deed either a natural person, an Uninois corporation or foreign corporated title to real estate in Illinois, a partnership authorized to do so or other entity recognized as a person and authorized to do so or other entity recognized as a person and authorized to do so of the State of Illinois. SIGNATURE: TIMOTHY CANNAWAY Control is to be completed by the NOTARY who witnesses the GRANTE signal of Notary Public: Thomas HAYES AFFIX NOTARY STAME AFFIX NOTARY STAME AFFIX NOTARY STAME

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(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

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State of California)	
County of ORANGE	
	MELISSA VU, NOTARY PUBLIC personally
appeared Timothy Gannaway, EVP of 5AIF Sycar satisfactory evidence to be the person(s) whose na and acknowledged to me that he/she/they ex capacity(ies), and that by his/her/the.r signature(s upon behalf of which the person(s) acted, executed	me(s) is/are subscribed to the within instrument ecuted the same in his/her/their authorized s) on the instrument the person(s), or the entity d the instrument.
I certify under PENALTY OF PERJURY under foregoing paragraph is true and correct.	r he laws of the State of California that the
WITNESS my hand and official seal.	MELISSA VU Commission # 2332824 Notary Public - California ORANGE County My Comm. Expires SEP 1, 2024
Signature (Sea	