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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: REO Department
19800 MacArthur Blvd., Ste. 1150
Irvine, CA 92612



Doc# 2228613134 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

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 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:

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 8, 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 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.

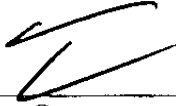
Grantor agrees to execute any additional documents that Grantee may reasonably deem necessary or desirable to carry out the purposes hereof.

[SIGNATURE PAGE FOLLOWS]

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THIS TRANSACTION IS EXEMPT FROM THE ILLINOIS REAL ESTATE TRANSFER TAX UNDER 35 ILCS 200/31-45(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		10-Oct-2022
	COUNTY:	0.00
	ILL NOIS:	0.00
	TOTAL:	0.00
25-16-214-006-0000 20220801623152 1-154-391-632		

REAL ESTATE TRANSFER TAX		10-Oct-2022
	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)

On JUNE 22, 2021 before me, MELISSA VU, NOTARY PUBLIC personally appeared Timothy Gannaway, EVP of 5AIF Sycamore 2, LLC, 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  (Seal)



GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY
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 12, 21

SIGNATURE: Thomas Hayes
THOMAS HAYES 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

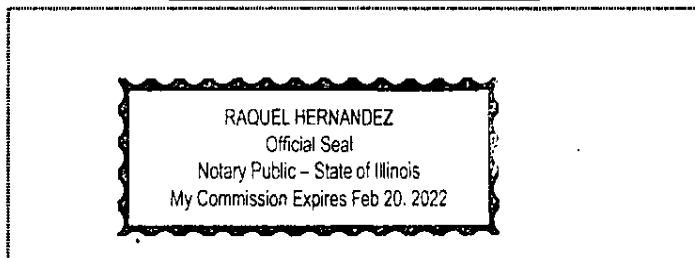
:By the said (Name of Grantor): TH Hayes Investments LLC

On this date of: 12th May, 21

NOTARY SIGNATURE: Raquel Hernandez

Raquel Hernandez

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: _____, 21

SIGNATURE: _____
TIMOTHY CANNAWAY GRANTEE or AGENT

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

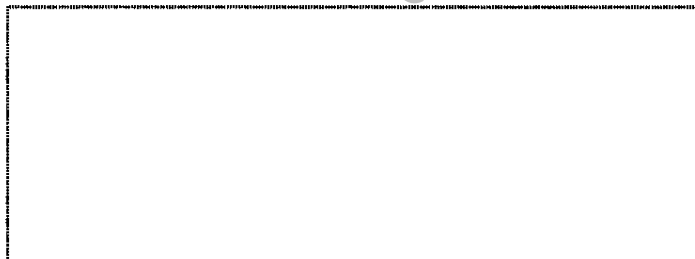
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): 5AIF Sycamore 2, LLC

On this date of: _____, 21

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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DATED: _____, 21

SIGNATURE: Thomas Hayes
THOMAS HAYES 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

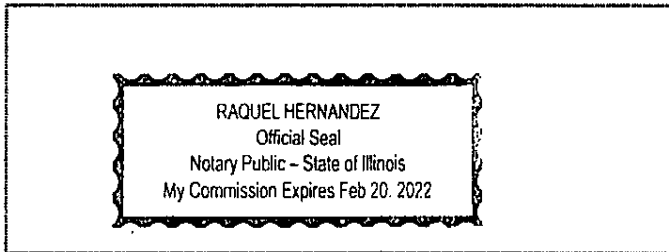
Raquel Hernandez

By the said (Name of Grantor): Hayes Investments LLC

AFFIX NOTARY STAMP BELOW

On this date of: 12th May 21

NOTARY SIGNATURE: Raquel Hernandez



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DATED: June 22, 21

SIGNATURE: Timothy Cannaway
TIMOTHY CANNAWAY 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 Sycamore 2, LLC

AFFIX NOTARY STAMP BELOW

On this date of: 21, 21

NOTARY SIGNATURE: _____



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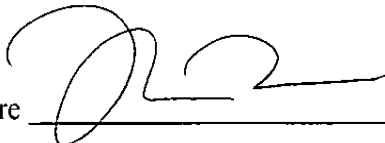
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Property of [Redacted] County Clerk's Office