## **UNOFFICIAL COPY**

FILE \* AFTO HOUSE

SPECIAL WARRANTY DEED

This instrument prepared by: Christopher A. Cali, Esq. Howard & Howard Attorneys PLLC 200 S. Michigan Ave Ste 1100 Chicago, Illinois 60614 Doc#. 2401013235 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/10/2024 12:38 PM Pg: 1 of 3

Dec ID 20231201697304

ST/CO Stamp 0-339-884-080 ST Tax \$689.00 CO Tax \$344.50

BRMK GATEWAY CORTHBROOK LLC, a Washington limited liability company ("Grantor"), with an address of 1420 Fifth Ave., Suite 2000, Seattle, WA 98101 for Ten and No/100 Dollars (\$10.00 and other good and valuable consideration in hand paid, conveys and transfers to SAUL E. RHUM, Incividually, ("Grantee"), of 614 Sheridan Rd., Apt. 2B, Highwood, Illinois, the certain parcel of land, situate, lying and being in the Cook County, Illinois, more particularly described on Exhibit A attached hereto (the "Property"), as of this day of \_\_\_\_\_\_\_\_, 2023.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all improvements fixtures, structures, and buildings thereon, and all the estate, right, title, and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-described Property.

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under Grantor (but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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Deed on 5 day of 0FC	ntor has caused Grantor's name to be signed to this, 2023.
GRANTOR	
BRMK GATEWAY NORTHBROOK La Washington limited liability company	LLC.
By: RCC Merger Sub, LLC Broadmark Realty Capital, Inc. its sole member and ma By: Sutherland Partr its sole member a By: Ready Capita	ton limited liability company, its sole member C, a Delaware limited liability company, as successor to anager. By Ready Capital Corporation, its manager ters, L.P., a Delaware limited partnership, and an authorized manager al Corporation, its General Partner
By: Name: 77 Title: Auli brized	Signatory for Ready Capital
STATE OF <u>VA</u> )  COUNTY OF <u>KING</u> )	94 Co/
HEREBY CERTIFY THAT	ic in and for said County, in the State aforesaid, DO DAM ZAUGMEN, personally known is subscribed to the loregoing instrument, appeared wledged that he signed, scaled and delivered the said or the uses and purposes therein set forth.
Given under my hand and notarial	seal this <u>5</u> day of <u>DEC</u> , 2023.
Moulto Michael H Wasserman Pt IN State Street #1500 Chicago IL GOLOZ	Notary Public
Subsequent tax bills to: Saul E. Rhum 1265 Gateway Ct. Northbrook, Illinois 60062 Mail Recorded Deed to:	Notary Public State of Washington Stephanie Jenkins Commission No. 148165 Commission Expires 05-18-26
Saud E. Rhum V265 Galeway Cr. Nagbayaak: Illinois 60062	· · · · · · · · · · · · · · · · · · ·

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#### **EXHIBIT A**

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 54 IN THE FINAL PLAT OF GATEWAY, BEING A RESUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS, WHICH PLAT WAS THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT NUMBER 1809629036.

PARCEL 2

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GATEWAY TOWNHOME ASSOCIATION WAS RECORDED NOVEMBER 15, 2019 AS DOCUMENT NUMBER 1931913113 MALE BY GATEWAY NORTHBROOK OWNER, LLC. A DELAWARE LIMITED LIABILITY COMPANY, DECLARANT.

Premises commonly known as and located at: 1265 Gateway Court, Northbrook, Illinois 60062

Permanent Real Estate Index Number(s): 04-10-320-554-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEZ ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.