



Doc#: 0808131099 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/21/2008 03:18 PM Pg: 1 of 3

After Recording, Please Return To:
Omni National Bank
Six Concourse Parkway
Suite 2300
Atlanta, GA 30328

Cross-Reference:
Doc# 0627220213
Cook County, Illinois Records

STATE OF ILLINOIS
COUNTY OF COOK

Deed in Lieu of Foreclosure with Reservation of Loan Deed

THIS INDENTURE, Made the 21st day of Feb in the year 2008, between Ulysses Fladger address of 15304 Loomis St, Harvey, IL 60426, as party or parties of the first part, hereinafter called Grantor, and Omni National Bank address of 6 Concourse Parkway, Suite 2300, Atlanta GA party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

IT IS EXPRESSLY *agreed to and is the express intention of the parties hereto*, that there shall be no merger of estates under the terms of this instrument and the interests held by Omni National Bank, a National Banking Association, as holder under that certain Mortgage from Ulysses Fladger to Omni National Bank, dated September 1, 2006 and recorded September 29, 2006 in the Office of the Cook County Recorder of Deeds, Cook County, Illinois as Doc#0627220213 .

GRANTOR DECLARES that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this Deed between Grantor and Grantee, with respect to said land.

UNOFFICIAL COPY

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

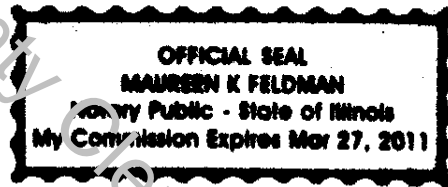
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in presence of:

Quinn Swann
Witness:

Ulysses Fladger
By: Ulysses Fladger

Maureen K. Feldman
Notary
My Commission Expires:
[Affix Notary Seal]



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Omni National Bank
Six Concourse Parkway
Suite 2300
Atlanta, GA 30328

EXHIBIT "A"

LOTS 44, 45 AND 46 IN BLOCK 249 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, SOUTH OF THE INDIAN BOUNDARY LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4, THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4, 33.96 CHS., THENCE SOUTH 11-3/4 DEGREES EAST 34.60 CHS., THENCE EAST 8.48 CHS., TO PLACE OF BEGINNING, IN COOK COUNTY, STATE OF ILLINOIS.

PINS: # 29-07-311-003-0000 (Vol. 0198) (Lot 46)
29-07-311-004-0000 (Vol. 0198) (Lot 45)
29-07-311-005-0000 (Vol. 0198) (Lot 44)