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DEED IN LIEU OF FORECLOSURE



Doc#: 0815609081 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/04/2008 03:09 PM Pg: 1 of 4

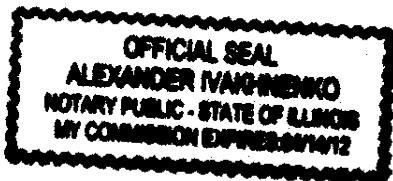
KNOW ALL MEN BY THESE PRESENTS, that GRANTOR, OREST GRYNIV, for and in consideration of the sum of TEN and NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and guaranty of which is acknowledged, and pursuant to authority given by the sole member of said limited liability company, does hereby GRANT, TRANSFER, CONVEY and QUITCLAIM to GRANTEE, COMMUNITY BANK OF LAMONT, an Illinois banking corporation, in lieu of foreclosure of the commercial mortgage given by GRANTOR to COMMUNITY BANK OF LAMONT, dated June 9, 2006 recorded July 7, 2006 in the Cook County Recorder's Office as Document No. 0618817027, all of its right title and interest in and to the following described real estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit A, Legal Description, which Exhibit A is incorporated herein and made a part of this Deed by reference.

Grantor and Grantee acknowledge and agree that tender of this Deed and the recording of this Deed shall constitute acceptance by the Grantee of a Deed in Lieu of Foreclosure. The Grantee and the Grantor further acknowledge and agree that acceptance of this Deed in Lieu of Foreclosure shall not relieve the Grantor of personal liability for the indebtedness owed to COMMUNITY BANK OF LAMONT in connection with the commercial loan given by COMMUNITY BANK OF LAMONT to Grantor on June 9, 2006.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

IN WITNESS WHEREOF, the Grantor has caused his name to be signed to these presents on this 30th day of May, 2008.



Orest Gryniv
OREST GRYNIV

SIGNED AND SUBSCRIBED
BEFORE ME. ON MAY 30, 2008

[Signature]
NOTARY PUBLIC

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County of Cook)
State of Illinois)SS.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Orest Gryniv to me known, who declared and acknowledged that he subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he, being thereunto duly authorized, signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of May, 2008.



Notary Public

Printed Name: A. WAZHMENKO

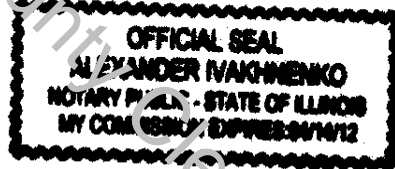
(SEAL)

Commission expires:

04/19/12

This instrument was prepared by and
After recording mail to:

Ariel Weissberg, Esq.
Weissberg and Associates Ltd.
401 S. LaSalle Street, Suite 403
Chicago, Illinois 60605
T. 312-663-0004



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EXHIBIT "A" LEGAL DESCRIPTION

LOT 8 IN BLOCK 7 IN WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 16-01-214-031-0000

Property Address: 1440 North Artesian Avenue, Chicago, Illinois, 60622

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated June 3, 2008

Signature: *Victor Douglas*
Grantor or Agent

Subscribed and sworn to before me
By the said Signature
This 4th, day of June, 2008
Notary Public Victor Douglas

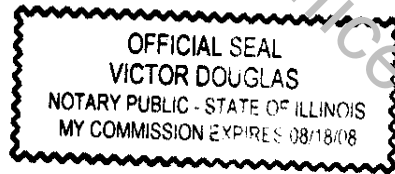


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date June 3, 2008

Signature: *Victor Douglas*
Grantee or Agent

Subscribed and sworn to before me
By the said Signature
This 4th, day of June, 2008
Notary Public Victor Douglas



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)