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Doc#: 0822418069 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/11/2008 12:40 PM Pg: 1 of 4

**WARRANTY DEED IN LIEU OF
FORECLOSURE**

Statutory (ILLINOIS) (General)

(The Above Space for Recorder's Use Only)

THE GRANTOR, FLIGHT 23 PROPERTIES, LLC, an Illinois limited liability company, of the Village of Wheeling, IL, for and in consideration of **TEN and NO/100 (\$10.00) DOLLARS**, in hand paid, **CONVEYS AND WARRANTS** to: **JAC FINANCIAL, LLC**, an Illinois limited liability company, having its principal place of business in the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NON-HOMESTEAD PROPERTY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; mortgage or trust deed specified below, if any; general taxes for the year 2006 and subsequent years including taxes which may accrued by reason of new or additional improvements during the years.

Waiver. Grantor waives all equity and rights of redemption with respect to the Property.

Continuing Nature of Lien. Notwithstanding the release of Grantor from all liability for the indebtedness and obligations under the Note and Mortgage, the indebtedness has not been canceled or extinguished and the Property continues to be subject to the Mortgage. The Mortgage lien is not released or relinquished in any manner, and the indebtedness, obligations and lien will remain valid and continuous and in full force and effect with respect to the Property, unless and until the indebtedness, obligations and lien are expressly released by written instrument executed and delivered by the holder thereof, at the holder's sole discretion.

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Nonmerger. Neither Grantor nor Grantee intend that there be, and there will never be, a merger of the Mortgage lien with the fee simple title or any other interest of Grantee in the Property by virtue of this conveyance, and the parties expressly provide that any interest in the Mortgage lien and fee simple title will be and remain at all times separate and distinct.

DATED: June 30, 2008



Flight 23 Properties, LLC
By: Eric Page, J's Managing Member

State of Illinois, County of Cook ss. I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT, Eric Page** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act.

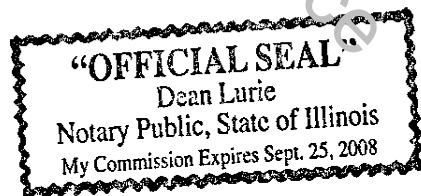
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of June, 2008.

NOTARY PUBLIC

This Instrument was prepared by: Dean J. Lurie, 1 East Wacker Drive, Suite 2610, Chicago, IL 60601

Mail To: Dean J. Lurie
1 East Wacker Drive Suite 2610
Chicago, IL 60601

Mail Tax Bills to: JAC Financial, LLC
908 N. Halsted St.
Chicago, IL 60622



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LEGAL DESCRIPTION

LOT 13 (EXCEPT THE NORTH 11 FEET THEREOF) AND THE NORTH 16 FEET OF LOT 14 IN BLOCK 135 IN CORNELL, A SUBDIVISION IN SECTION 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8234 S. Maryland Ave., Chicago, IL 60619

PIN: 20-35-120-029-0000

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH L, SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

Dated: June 26, 2008



GRANTOR/GRANTEE/AGENT

Property of Cook County Clerk's Office

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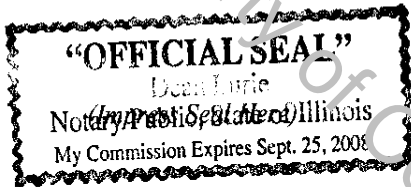
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date: 08/05/2008

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on August 05, 2008.



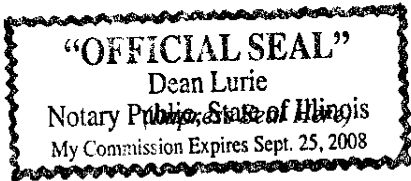
[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 08/05/2008

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on August 5, 2008.



[Signature]
Notary Public

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 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 Act.]