

# UNOFFICIAL COPY



Doc#: 0831504108 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/10/2008 01:48 PM Pg: 1 of 4

State of Illinois

County of Cook

## Deed in Lieu of Foreclosure

FIRST AMERICAN TITLE

FILE # 1849595 1001

Know all men by these Presents, Terrapin Properties, L.L.C. of 217 N. Jefferson, Chicago, Illinois 60661, duly authorized to transact business in the State of Illinois (Grantor), for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the members of said limited liability company, does hereby CONVEY and WARRANT to FE Development, LLC of 1040 E. Lake Street, Hanover Park, Illinois 60133 (Grantee), in lieu of foreclosure of the Mortgage given by Grantor to First Eagle Bank, dated August 30, 2004 and recorded September 10, 2004 in the office of the Cook County Recorder of Deeds as Document 0425405067, all of Grantors' rights, title and interest in and to the following described real estate:

Unit Numbers 1202 and P1-24 in State Parkway Condominium as delineated on a survey of the following described real estate: the North 5 Feet of Lot 39 and all of Lots 40 to 44 in Catholic Bishop of Chicago's Lake Shore Drive Addition, a Subdivision of the North 18.83 Chains of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 92824241, as amended, together with its undivided percentage interest in the common elements.

Commonly known as 1445 N. State Parkway, Unit 1202 and P1-24, Chicago, Illinois 60610  
PIN: 17-03-102-042-1074 and 17-03-102-042-1188

subject to general real estate taxes for 2008 and subsequent years and all easements, restrictions covenants and conditions of record.

Grantors do hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Grantors do hereby acknowledge and agree that acceptance by Grantee of this deed shall not relieve Grantors from personal liability for the indebtedness owed First Eagle Bank, as more fully set forth in the Forbearance and Deed in Lieu of Foreclosure Agreement of even date herewith between Grantors, First Eagle Bank and Grantee.

\* This deed is exempt under 35 ILCS 200/31-45 (c).

\*

8/20/08

YHL

# UNOFFICIAL COPY

Executed and delivered this 20 day of August, 2008.

Terrapin Properties, L.L.C.

By: \_\_\_\_\_  
Sherwin J. Braun, individually and as  
member of Terrapin Properties, L.L.C.

By: \_\_\_\_\_  
Gregory A. Braun, individually and as  
member of Terrapin Properties, L.L.C.

By: \_\_\_\_\_  
James D. Coleerd, individually and as  
member of Terrapin Properties, L.L.C.

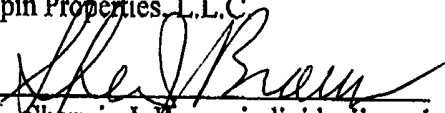
By: \_\_\_\_\_  
Michael H. Ezgur, individually and as  
member of Terrapin Properties, L.L.C.


PROPERTY OF Cook County Clerk's Office

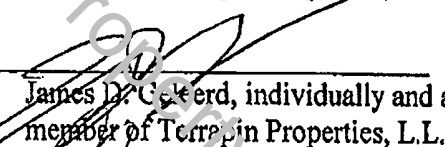
# UNOFFICIAL COPY


Executed and delivered this 21 day of August, 2008.

Terrapin Properties, L.L.C.

By:   
Sherwin J. Braun, individually and as  
member of Terrapin Properties, L.L.C.

By:   
Gregory A. Braun, individually and as  
member of Terrapin Properties, L.L.C.

By:   
James D. Geerd, individually and as  
member of Terrapin Properties, L.L.C.

By:   
Michael H. Ezgur, individually and as  
member of Terrapin Properties, L.L.C.

Notary of Cook County Clerk's Office

**Notarize**

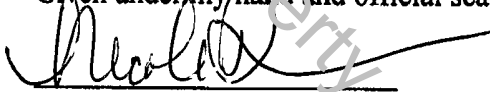
# UNOFFICIAL COPY

State of Illinois

County of Cook

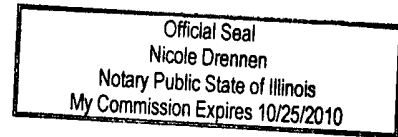
I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Sherwin J. Braun, Gregory A. Braun, James D. Geleerd, and Michael H. Ezgur, individually and as members of Terrapin Properties, L.L.C. , personally known to me and whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument individually and pursuant to authority given by the members of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of August, 2008



Notary Public

My commission expires: 10/25/2010



This instrument prepared by and to be mailed to:

Eugene A. DiMonte  
DiMonte & Lizak, LLC  
216 W. Higgins  
Park Ridge, IL 60068  
(847) 698-9600

Mail Tax Bill to:  
FE Development LLC  
1040 E. Lake Street  
Hanover Park IL 60133