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This document prepared by:

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Doc#: 0902931007 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2009 09:40 AM Pg: 1 of 8

Property of COOK COUNTY

WARRANTY DEED

SHERIDAN PLACE IN UPTOWN, L.P., an Illinois limited partnership, whose address is 5440 N. Cumberland, Chicago, Illinois 60656 ("**Grantor**"), in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith ("**Settlement Agreement**") between Grantor and **NEW CENTURY BANK**, an Illinois banking corporation ("**Mortgagee**"), and the release of Grantor to the extent and as provided in the Settlement Agreement, from personal liability for money judgment or deficiency judgment under that certain Promissory Note dated as of September 27, 2004, in the original principal amount of \$10,000,000; that certain Real Estate Mortgage, Assignment of Rents, Security Agreement and UCC Fixture Filing dated as of September 27, 2004 and recorded on October 18, 2004 as Document No. 0429218177 in the Cook County, Illinois, Recorder of Deeds ("**Mortgage**"); and other "**Security Documents**" (as defined in the Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby sell, grant, and convey to **LELAND HOLDINGS LLC**, an Illinois limited liability company, whose address is 363 West Ontario Street, Chicago, Illinois 60654 ("**Grantee**"), the real property commonly known as 950 Leland and located in the City of Chicago, County of Cook, State of Illinois, and legally described on Exhibit A attached hereto, together with all improvements thereon and easements and appurtenances thereto, subject only to the lien of the Mortgage and other Security Documents (collectively, "**Mortgagee's Loan Documents**"), the Junior Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement dated as of December 18, 2006 and recorded as Document No. 0636044079 in the Cook County, Illinois, Recorder of Deeds, unpaid real estate taxes, easements, restrictions, and other matters of record, matters disclosed by current survey of the real property and the improvements thereon, and the rights of parties in possession.

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This Warranty Deed is in absolute conveyance and grant of all of Grantor's right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having sold, granted, and conveyed the above-described real property and all improvements thereon and easements and appurtenances thereto to Mortgagee for a fair and adequate consideration.

Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above-described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

Grantor and Mortgagee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereon and easements and appurtenances thereto conveyed pursuant to this Warranty Deed shall not merge with or extinguish the lien of Mortgagee's Loan Documents or the Junior Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement dated as of December 18, 2006 and recorded as Document No. 0636044079 in the Cook County, Illinois, Recorder of Deeds and related documents (the "**Second Mortgage**"), or the interests of Mortgagee or its successors or assigns thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to Mortgagee's Loan Documents and the Second Mortgage, and Mortgagee's Loan Documents and Second Mortgage shall remain in full force and effect now and hereafter until and unless the above-described real property and all improvements thereon and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of Mortgagee's Loan Documents or Second Mortgage shall be discharged by Mortgagee through a recorded written instrument.

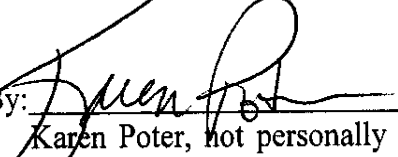
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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized general partner as of the 30th day of December, 2008.

GRANTOR:


SHERIDAN PLACE IN UPTOWN, L.P.,
An Illinois limited partnership

By: LESHER, L.L.C., an Illinois limited liability company, its general partner


By: 
Karen Poter, not personally but as Executor of the Estate of Gary Poter, its sole Member and Manager

Property of Cook County Clerk's Office

Exempt under provisions of Section 31-45, Paragraph (1),
Real Estate Transfer Tax Act (35 ILCS 200/31-45)

12/30/08 
Date Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH
M, SEC. 200.1-2(B-6) OR PARAGRAPH
M, SEC. 200.1-4(B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE

12/30/08 
DATE BUYER, SELLER, OR REPRESENTATIVE

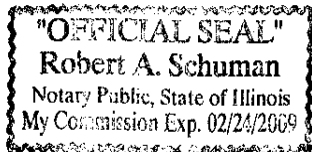
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STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

I, ROBERT A SCHUMAN, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT **Karen Poter**, as Executor of the Estate of Gary Poter as the sole Member and Manager of Leshar, L.L.C., as the General Partner of Sheridan Place in Uptown, L.P., an Illinois limited partnership, 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 she signed and delivered the said instrument as her own free and voluntary act.

GIVEN under my hand and notarial seal this 30th day of December, 2008.

Robert A Schuman
Notary Public



My commission expires: _____

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EXHIBIT A

Legal Description

PARCEL 1:

UNITS 302, 312, 403, 404, 504, 606, 609, 702, 703 AND PARKING SPACES P-22, P-32, P-34, P-35, P-42, P-57, AND P-60, AND IN SHERIDAN PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THOSE PARTS OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES' SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 31.11 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 53.33 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 7.99 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST 27.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 43 SECONDS EAST, 3.18 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 35.80 FEET; THENCE SOUTH 89 DEGREES 15 SECONDS 43 MINUTES WEST, 12.33 FEET; THENCE SOUTH 0 DEGREES 44 MINUTES 17 SECONDS EAST, 11.93 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST, 13.79 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES 21 SECONDS EAST, 104.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715515065; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0715515065, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THOSE PARTS OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES' SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 31.11 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 53.33 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 7.99 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST 27.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 43 SECONDS EAST, 3.18 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 35.80 FEET; THENCE SOUTH 89 DEGREES 15 SECONDS 43 MINUTES WEST, 12.33 FEET; THENCE SOUTH 0 DEGREES 44 MINUTES 17 SECONDS EAST, 11.93 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST, 13.79 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES 21 SECONDS EAST, 104.37 FEET TO THE POINT OF

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BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES' SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

UNITS 302, 312, 403, 404, 504, 606, 609, 702, 703 AND PARKING SPACES P-22, P-32, P-34, P-35, P-42, P-57, AND P-60, AND IN SHERIDAN PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THOSE PARTS OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES' SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 31.11 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 53.33 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 7.99 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST 27.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 43 SECONDS EAST, 3.18 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 35.80 FEET; THENCE SOUTH 89 DEGREES 15 SECONDS 43 MINUTES WEST, 12.33 FEET; THENCE SOUTH 0 DEGREES 44 MINUTES 17 SECONDS EAST, 11.93 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST, 13.79 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES 21 SECONDS EAST, 104.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715515066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

ALSO EXCEPTING THEREFROM:

THOSE PARTS OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES' SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 31.11 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 53.33 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 7.99 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST 27.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 43 SECONDS EAST, 3.18 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 35.80 FEET; THENCE SOUTH 89 DEGREES 15 SECONDS 43 MINUTES WEST, 12.33 FEET; THENCE SOUTH 0 DEGREES 44 MINUTES 17 SECONDS EAST, 11.93 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST, 13.79 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES 21 SECONDS EAST, 104.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY**ALSO EXCEPTING THEREFROM:**

UNITS 301, 304, 305, 306, 308, 310, 311, 401, 402, 405, 406, 408, 412, 501, 502, 503, 505, 506, 508, 509, 510, 602, 603, 605, 608, 705, 706, 709, 710, AND PARKING SPACES P-1, P-6, P-7, P-10, P-12, P-17, P-21, P-25, P-26, P-29, P-30, P-33, P-37, P-39, P-40, P-43, P-44, P-48, P-49, P-50, P-52, P-56, AND P-59 IN SHERIDAN PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THOSE PARTS OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES' SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 31.11 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 53.33 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 7.99 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST 27.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 43 SECONDS EAST, 3.18 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 35.80 FEET; THENCE SOUTH 89 DEGREES 15 SECONDS 43 MINUTES WEST, 12.33 FEET; THENCE SOUTH 0 DEGREES 44 MINUTES 17 SECONDS EAST, 11.93 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST, 13.79 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES 21 SECONDS EAST, 134.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715575066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

950 West Leland
Chicago, IL

FATIC has made an accommodation
recording of the instrument.
First American Title Insurance Company

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STATEMENT BY GRANTOR AND GRANTEE

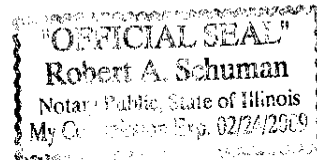
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 30, 2008

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 30th day of December, 2008.

Notary Public Robert A. Schuman



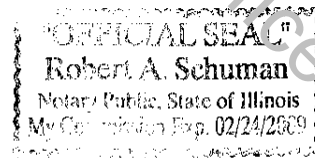
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated December 30, 2008

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 30th day of December, 2008.

Notary Public Robert A. Schuman



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.]