



Doc#: 0916329010 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2009 10:52 AM Pg: 1 of 5

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WARRANTY DEED (INDIVIDUAL(S))

RAYMOND LEBRON whose address is 4043 North Kenmore, #1, Chicago, IL 60613 (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 STATE BANK OF COUNTRYSIDE, an Illinois banking corporation, whose address is 6734 Joliet Road, Countryside, IL 60525 (Grantee), and the release of Grantor, to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on January 26, 2006, in the principal sum of ONE MILLION THREE HUNDRED FORTY THOUSAND DOLLARS (\$1,340,000.00), that certain Mortgage securing said Note bearing even date thereof and recorded on February 17, 2006, as Document No. 0604231059 in Cook County, Illinois, Records (Mortgage) and other "Security Documents" as defined in Settlement Agreement), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant, and convey to Grantee the real property commonly known as 1131-1135 E. 45th Street 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, Grantee's Loan Documents), [unpaid real estate taxes,] easements, restrictions, and other matters of record, matters disclosed by a current survey of the real property and the improvements thereon, and the rights of the parties in possession.

This Warranty Deed is an absolute conveyance and grant of all Grantors' 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, Grantors having sold, granted, and conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantors further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advise, or opportunity for advice, of legal counsel of Grantors' 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

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property and all improvements thereon easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantors' waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

Grantors and Grantee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereof and easements and appurtenances thereto conveyed pursuant to this Warranty Deed shall not merge with or extinguish the lien of Grantee's Loan Documents, or the interests of Grantee 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 Grantee's Loan Documents, and Grantee's Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereof and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of Grantee's Loan Documents shall be discharged by Grantee through a recorded written instrument.

The execution and delivery of this Warranty Deed is and shall be construed as Grantee's release of Grantors from any personal liability to the extent and as provided in the Settlement Agreement; provided, however, that the acceptance by Grantee of this Warranty Deed shall not prejudice, limit, restrict, or affect Grantee's or its successors' and assigns' claims of priority under Grantee's Loan Document over any other liens, charges, claims, or encumbrances of any kind whatsoever, or the validity and enforceability of Grantee's Loan Documents except as set forth herein.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the 3rd day of June, 2009.

GRANTOR:

Raymond Lebron
RAYMOND LEBRON

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

On this 3RD day of JUNE, 2009, before me personally appeared RAYMOND LEBRON to me known to be the person that executed the within Warranty Deed and acknowledged to me that he executed the same as his free act and deed.

Given under my hand and official seal, this 3RD day of JUNE, 2009.



[Handwritten Signature]

Notary Public

My Commission Expires: _____

Exempt from State of Illinois Real Estate Transfer Tax pursuant to *Ill. Rev. Stat.*, c. 120, ¶1004, as amended.

Tax Statements for the real property described in this instrument should be sent to:

This document was drafted by
and is to be returned to:

Michael R. Curtis
BURKE & WHITE, PC
5330 Main Street, Ste 200
Downers Grove, IL 60515

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EXHIBIT A LEGAL DESCRIPTION

LOTS 7 AND 8 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THAT PART OF LOT 5 LYING EAST OF THE WEST 33 FEET THEREOF IN THE SUBDIVISION BY THE EXECUTORS OF E.K HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 40 FEET OF THE NORTH 150.4 FEET OF LOT 1 IN OWNERS SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF LOT 5 (EXCEPT THE WEST 33 FEET) IN SUBDIVISION BY EXECUTORS OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1131-1135 E. 45th Street, Chicago, IL 60653

P.I.N.: 20-02-314-007-0000, 20-02-314-006

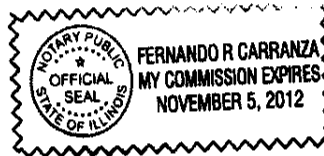
UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

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.

Dated: June 3, 2009Signature: Raymond Lebron
Grantor or Agent

Subscribed and sworn to before me by
the said RAYMOND LEBRON
this 3RD day of JUNE 2009.

Fernando R Carranza
Notary Public

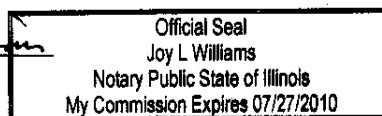


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: June 11, 2009Signature: Michael Curtis
Grantee or Agent

Subscribed and sworn to before me by
the said Michael Curtis
this 12TH day of June 2009.

Joy L. Williams
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 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.]