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DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that GRANTORS, Rodriguez Enterprises, Inc., Francisco Rodriguez and Heriberto Rodriguez, do hereby GRANT, TRANSFER, CONVEY and QUITCLAIM to GRANTEES, Ben Franklin Bank of Illinois, in lieu of foreclosure of the residential mortgage given by GRANTORS to Ben Franklin Bank of Illinois, dated May 19, 2005, and recorded May 20, 2005, Document No. 0514034108, Assignment of Rent, recorded May 20, 2005 as Document No. 0514034109, and Security Agreement-Chattel Mortgage recorded May 20, 2005 as Document No. 0514034110, all recorded in the Cook County Recorder of Deed, releases all of its right title and interest in an to the following described real estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 0920240007 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2009 09:14 AM Pg: 1 of 4

SEE EXHIBIT A ATTACHED HERETO.

Permanent Index Numbers: 16-33-100-001-0000, 16-33-100-002-0000, 16-33-100-003-0000,
16-33-100-004-0000, 16-33-100-005-0000, 16-33-100-006-0000,
16-33-100-007-0000, 16-33-100-008-0000, 16-33-100-009-0000

Address of Real Estate: 3101 South Central Avenue, Cicero, Illinois 60804

Subject to the lien for general real estate taxes, easements, restrictions, reservations, covenants and conditions of record.

Grantors and Grantees acknowledge and agree that tender of this Deed and the recording of this Deed shall constitute acceptance by the Mortgagee of a Deed in Lieu of Foreclosure. The Grantee further acknowledge and agree that acceptance of this Deed in Lieu of Foreclosure shall relieve Grantors of personal liability for the indebtedness owed Grantees in connection with the residential mortgage loan given by Grantees to Grantors on May 19, 2005.

Grantors and Grantees 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 Deed shall not merge with or extinguish the lien of Grantees' Loan Documents, or the interests of Grantees or their 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 Grantees' Loan Documents, and Grantees' Loan Documents shall remain in full force and effect, now and hereafter, until and unless the real property described above and all improvements thereon, and easements and appurtenances thereto, shall be sold at a foreclosure sale,

First American Title
Order # 185692326

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or the lien of Grantees' Loan Documents shall be discharged by Grantees through a recorded written instrument.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45. *MWR 8/18/09*

In Witness Whereof, the GRANTOR aforesaid has hereunto set its hands and seals as of the 18 day of JUNE, 2009

MORTGAGOR:

Rodriguez Enterprises, Inc., an Illinois corporation.

Francisco Rodriguez
Francisco Rodriguez, as President

Francisco Rodriguez
Francisco Rodriguez, as individually

Heriberto Rodriguez
Heriberto Rodriguez, as individually

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Francisco Rodriguez, as President, of Rodriguez Enterprises, Inc., Francisco Rodriguez, as individually, and Heriberto Rodriguez, as individually, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of JUNE, 2009.

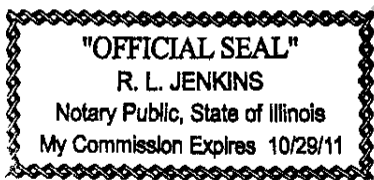
R. L. Jenkins
Notary Public

My commission expires: 10-29-11

This instrument was prepared by:

James Novy
Rock Fusco, LLC
321 N. Clark St., Suite 2200
Chicago, Illinois 60654

After recording mail to
Ben Franklin Bank of Illinois
830 E. Kensington Road
Arlington Heights, Illinois 60004



Send subsequent tax bills to:
Ben Franklin Bank of Illinois
830 E. Kensington Road
Arlington Heights, Illinois 60004

REAL ESTATE TRANSFER TAX	00050.00	FP351021
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862000000 #

TOWN OF CICERO
EXEMPT
JUN 30 09
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
TOWN TAX

3101 S. Central Ave

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EXHIBIT A

LEGAL DESCRIPTION

LOT 14 TO 22, BOTH INCLUSIVE, IN COLUMBUS PARK SUBDIVISION, A SUBDIVISION OF BLOCK 4 IN BALDWIN'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 16-33-100-001-0000;16-33-100-002-0000;16-33-100-003-0000;16-33-100-004-0000;16-33-100-005-0000; 16-33-100-006-0000;16-33-100-007-0000;16-33-100-008-0000;16-33-100-009-0000

Commonly known as: 3101 South Central Avenue, Cicero, Illinois 60804

Property of Cook County Clerk's Office



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First American

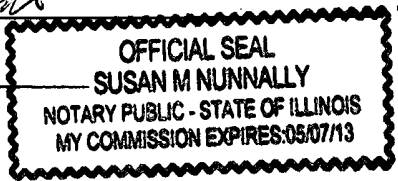
STATEMENT BY GRANTOR AND GRANTEE

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 18, 2009 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent affiant, on .

Notary Public Susan M. Nunnally



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 18, 2009 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent affiant, on .

Notary Public Susan M. Nunnally

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

