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QUIT CLAIM DEED

The Grantor, 2015 N. DAYTON LLC, an Illinois limited liability company, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and the release from enforcement of the personal liability of the Grantor upon that certain mortgage and promissory note described herein, does by these presents hereby grant, bargain, sell, remise, and forever convey unto Grantee, AMERICAN CHARTERED BANK, an Illinois state bank, all its right, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described as follows:



Doc#: 0922218056 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/10/2009 03:34 PM Pg: 1 of 4

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number:

Address of Real Estate:

14-32-229-019-0000

2015 N. Daytor, Street Chicago, Illinois 60614

Together with all the estate, right, title, interest, property, claim, and demand whatsoever of Grantor, of or in and to the same and of, in, and to every part and parcel thereof (all of the foregoing of which is hereinafter called the "Property.")

Together with all rents, issues, and profits thereof under present and fixture leases, or otherwise, which are hereby specifically and absolutely assigned, transferred, and set over to Granus.

To have and to hold the Property as before described with the appurtenances, unto Grantee, its successors, and assigns, forever; and Grantor, for itself, its successors, and assigns, does covenant, grant, bargain, and agree to and with Grantee, its successors, and assigns, that Grantor has not heretofore done, committed, or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the Property hereby granted, or any part thereof, is or shall or may be charged or encumbered in title, estate, or otherwise howsoever, excepting only the following recorded documents:

- (a) Construction Mortgage dated June 16, 2006, designating Grantee hereunder as Mortgagee, which said Construction Mortgage was recorded on June 19, 2006 in the Recorder of Deed's Office of Cook County, Illinois as document no. 0617031040 ("Mortgage"), which secures a Promissory Note in the face principal amount of \$2,787,000.00 dated June 16, 2006, executed by Grantor payable to Grantee ("Note");
- (b) Assignment of Rents dated June 16, 2006, designating Grantor hereunder as Assignor, which said Assignment of Rents was recorded on June 19, 2006 in the Recorder of Deed's Office of Cook County, Illinois as document no. 0617031041 ("Assignment of Rents"), which secures the Note; and
- (c) Modification of Mortgage dated November 26, 2007, by and between Grantor and Grantee, which was recorded on December 7, 2007 in the Office of the Recorder of Deeds of Cook County, Illinois as document no. 0617031040 (the "Modification Agreement"), which modifies the Mortgage to increase the amount of the indebtedness thereby secured to \$3,242,033.00.



0922218056 Page: 2 of 4

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It is expressly understood and agreed that pursuant to Section 1401 of the Illinois Mortgage Foreclosure Act, 735 ILCS 5/15-1401, the execution and delivery of this instrument and conveyance shall not in any manner be deemed to be a merger with, or the extinguishment of, the Mortgage described in subparagraphs (a) and (b) above, wherein Grantor is the Mortgagor and the underlying indebtedness shall be and remain in full force and effect according to the respective tenor of said instruments.

day of June, 2009 Dated this

2015 N. Dayton LLC, an Illinois limited liability company

By: SMH Development LLC, an Illinois limited liability company Its Sole Manager

Seth M. Harris Its: Sole Member This document is exempt from real estate transfer taxes pursuant to Section 31-45(4) of the Real Estate Transfer Tax Law

(35 FCS 200/31-45(4))

Attorney **ACKNOWLEDGEMEN**

STATE OF

) SS. COUNTY OF

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Seth M. Harris, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Sole Member of SMH Development LLC, the sole Manager of Grantor, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of such Manager and Grantor for the uses and purposes therein set for in

FICIAL SEAL

day of

Given under my hand and notarial seal this

This Instrument was Prepared by and after Recording Mail to:

Bruno W. Tabis, Esq. Crowley Barrett & Karaba, Ltd. 20 S. Clark Street **Suite 2310** Chicago, II, 60603

Send Subsequent Tax Pine To:

American Chartered Bank 1199 E. Higgins Road Schaumburg, Illinois 60173

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0922218056 Page: 3 of 4

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Exhibit A

Legal Description

LOT 30 IN BLOCK 8 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 38-019-1 OF COOK COUNTY CLERK'S OFFICE

PIN: 14-32-208-019-0000

0922218056 Page: 4 of 4

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STATEMENT OF GRANTOR/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 o
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
autho 12 d to do business or acquire title to real estate under the laws of the State of
Illinois.
- 100021200
Dated JUNE 2009 Grantor or Agent
Grantor or Agent .
C. L. W. J. and and An Inform
Subscribed and swom to before
me by the said OFFICIAL SEAL **
OFV WALDSAM
NOTARY PUBLIC - STATE OF HUBBORS
Notary Public MY COMMISSION EXPIRES:08/04/11
The grantee 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 o
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.
122.209
Dated June 30, 900 Signature:
Grantee or Agent

Subscribed and sworn to before OFFICIAL SEAL
me by the said JOEY WALDMAN
this 304 day of 1110, NOTARY PUBLIC - STATE OF ILLINOIS
Notary Public On 1211 Odd Man My COMMISSION EXPIRES:08/04/11
Notary Public All College Public Publ
J. J
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
Burny of a Class C introduction for the fact of the and of a Class C introduction for

ξ, subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.