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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: 14-32-228-019-0000
Address of Real Estate: 2015 N. Dayton 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 future leases, or otherwise, which are hereby specifically and absolutely assigned, transferred, and set over to Grantee.

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.

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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.**

PIN: 14-32-208-019-0000

Property of Cook County Clerk's Office

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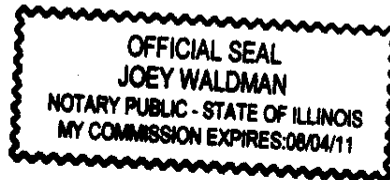
STATEMENT OF GRANTOR/GRANTEE

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 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 30, 2009 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 30 day of June,

2009
Notary Public Joey Waldman

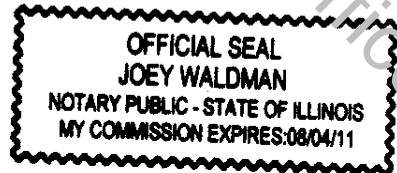


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 30, 2009 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 30th day of June,

2009
Notary Public Joey Waldman



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