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This instrument was prepared by and after recording is to be returned to:

James M. Teper, Esq.
Patzik, Frank & Samotny Ltd.
150 South Wacker Drive, Suite 1500
Chicago, Illinois 60606

Doc#: 0930233053 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2009 09:30 AM Pg: 1 of 7

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

84 70692022K

2847 NORTH HALSTED CONDOMINIUM LLC, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by VBT-Rogers Park Properties, LLC, an Illinois limited liability company ("**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "**Property**").

Subject to the permitted exceptions described on **Exhibit B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401. It is the purpose and intent of Grantor and Grantee that the interests of Village Bank & Trust ("**Village Bank**") shall not merge with the interests of Grantee under that certain Mortgage dated as of July 30, 2007 (the "**Mortgage**"), executed by Grantor, recorded as Document No. 0722047111, with the Recorder's Office of Cook County, Illinois. Grantee in acceptance waives all deficiency under the Mortgage pursuant to 735 ILCS 5/15-1401 but reserves all other rights pursuant to that certain Deed-in-Lieu of Foreclosure Agreement by and among Grantor, Village Bank and others dated as of October 23, 2009.

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Box 400-CTCC

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EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

10/12/09
Date

Sen Golovan
Buyer or Seller Representative

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I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) M OF SECTION 200.1-286 OF SAID ORDINANCE.

Sen Golovan

Property of Cook County Clerk's Office

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EXECUTED as of the 10th day of October, 2009.

GRANTOR:

2847 NORTH HALSTED CONDOMINIUM LLC,
an Illinois limited liability company

By:

Steven Golovan
Name: _____
Title: A Manager

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

On the 10th day of October, 2009, before me, the undersigned, a Notary Public, in and for the State of Illinois, personally appeared Steven Golovan, who acknowledged himself to be a Manager of **2847 NORTH HALSTED CONDOMINIUM LLC**, an Illinois limited liability company, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company.

In witness whereof, I hereunto set my hand and official seal.



Staci M. Mohan
Notary Public

My commission expires: 4/20/12

Real Estate Tax Bills Mail To:

VBT - Rogers Park Properties LLC
234 West Northwest Highway
Arlington Heights, Illinois 60004
c/o Village Bank Trust

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL 1:

THE FOLLOWING DESCRIBED "COMMERCIAL SPACE" BEING A PART OF THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 35.90 FEET OF THE WEST 150 FEET (EXCEPT THAT PART THEREOF TAKEN FOR ALLEY) IN BLOCK 16 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

THE SOUTH 24.00 FEET OF THE NORTH 59.00 FEET OF THE WEST 150 FEET (EXCEPT THAT PART TAKEN FOR ALLEY) IN BLOCK 16 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALL TAKEN AS A SINGLE TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING A POINT ON THE EAST LINE OF NORTH HALSTED STREET; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, BEING ALONG THE SAID EAST LINE OF HALSTED STREET, A DISTANCE OF 57.67 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 141.89 FEET TO THE WEST LINE OF A PUBLIC ALLEY, BEING A POINT ON THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 58.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 141.86 FEET TO THE POINT OF BEGINNING;

WHICH COMMERCIAL SPACE IS DESCRIBED AS FOLLOWS:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 20.39 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 31.54 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE AFORESAID TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 2.29 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 21 MINUTES 53 SECONDS, MEASURED CLOCKWISE EAST TO SOUTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.95 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2847 NORTH HALSTED STREET IN CHICAGO, ILLINOIS BEING THE POINT OF

F:\Clients-Active Files\Golovan\workouts and deeds in lieu\Willage Bank\2847 North Halsted Commercial\09-29-09 deed in lieu agreement - 2847 halsted.doc

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BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES, ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE: EAST, A DISTANCE OF 18.70 FEET SOUTH, A DISTANCE OF 0.40 FEET, EAST A DISTANCE OF 15.60 FEET, NORTH, A DISTANCE 0 0.50 FEET, EAST A DISTANCE OF 16.25 FEET SOUTH, A DISTANCE OF 6.80 FEET, EAST A DISTANCE OF 11.90 FEET, SOUTH, A DISTANCE OF 5.90 FEET EAST, A DISTANCE OF 0.35 FEET, SOUTH A DISTANCE OF 8.30 FEET, WEST, A DISTANCE OF 17.73 FEET, NORTH, A DISTANCE OF 0.80 FEET, WEST, A DISTANCE OF 7.45 FEET SOUTH, A DISTANCE OF 7.05 FEET, WEST, A DISTANCE OF 1.70 FEET SOUTH, A DISTANCE OF 3.90 FEET, EAST, A DISTANCE OF 1.70 FEET, SOUTH A DISTANCE OF 5.15 FEET EAST, A DISTANCE OF 6.90 FEET, SOUTH, A DISTANCE OF 8.00 FEET, WEST, A DISTANCE OF 0.35 FEET, SOUTH, A DISTANCE OF 6.15 FEET, WEST, A DISTANCE OF 16.00 FEET, NORTH, A DISTANCE OF 6.55 FEET, WEST, A DISTANCE OF 18.55 FEET NORTH, A DISTANCE OF 5.75 FEET, EAST, A DISTANCE OF 0.30 FEET NORTH, A DISTANCE OF 2.60 FEET, EAST, A DISTANCE OF 6.65 FEET NORTH, A DISTANCE OF 6.60 FEET, EAST, A DISTANCE OF 0.20 FEET, NORTH, A DISTANCE OF 0.55 FEET WEST, A DISTANCE OF 0.55 FEET, SOUTH, A DISTANCE OF 0.20 FEET WEST, A DISTANCE OF 6.40 FEET, NORTH, A DISTANCE OF 27.49 FEET, EAST, A DISTANCE OF 0.30 FEET, NORTH, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2D AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED JUNE 12, 2007 AND RECORDED AUGUST 15, 2007 AS DOCUMENT 0716615061 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE RESIDENTIAL PROPERTY DESCRIBED THEREIN.

Property Address: 2847 North Halsted Avenue
Unit 1
Chicago, Illinois 60657

Permanent Index No.: 14-28-114-071-0000
14-28-114-072-0000

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

2847 NORTH HALSTED

TAXES FOR THE YEAR(S) 2008 AND 2009
2009 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2008 FIRST INSTALLMENT WAS DUE MARCH 03, 2009
NOTE: 2008 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT
14-28-114-071-0000	1 OF 2	2008	NOT BILLED	
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION.				
14-28-114-072-0000	2 OF 2	2008	NOT BILLED	
THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION.				

MORTGAGE DATED JULY 30, 2007 AND RECORDED AUGUST 8, 2007 AS DOCUMENT NO. 0722047111 MADE BY 2847 NORTH HALSTED COMMERCIAL LIMITED LIABILITY COMPANY, AN ILLINOIS LIMITED LIABILITY COMPANY TO VILLAGE BANK AND TRUST COMPANY TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$880,000.00.

ASSIGNMENT OF RENTS RECORDED AUGUST 8, 2007 AS DOCUMENT NO. 0722047112 MADE BY 2847 NORTH HALSTED COMMERCIAL LLC TO VILLAGE BANK AND TRUST.

TERMS AND PROVISIONS OF THE INSTRUMENT CREATING THE EASEMENTS SHOWN AS PARCEL 2 HEREOF AND THE RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OBLIGATIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF RESTRICTIONS, EASEMENTS, LIGHT COURT RIGHTS AND MAINTENANCE RIGHTS MADE BY THE 2845-2901 NORTH HALSTED LLC, RECORDED MAY 2, 2007 AS DOCUMENT NO. 0712215085, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(AFFECTS THE LAND AND OTHER PROPERTY)

EASEMENTS, OBLIGATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NO. 0716615061, RELATING TO EASEMENTS, OBLIGATIONS, STRUCTURAL SUPPORT, MAINTENANCE, REPAIR AND DAMAGE, AND RESTRICTIONS.

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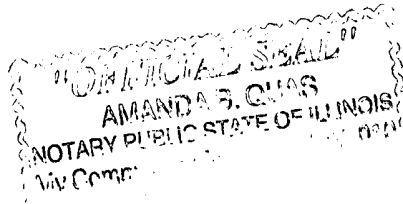
STATEMENT BY GRANTOR AND GRANTEE

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: October 23, 2009

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantor, this 23 day of October, 2009.



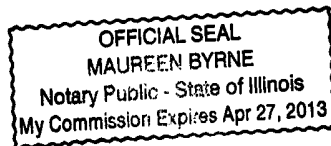
[Handwritten Signature]
Notary Public

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: October 23, 2009

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantee, this 23rd day of October, 2009.



[Handwritten Signature]
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.)