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

Doc#: 0930233054 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2009 09:31 AM Pg: 1 of 6

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

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

1340 WEST PRATT 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 January 23, 2007 (the "**Mortgage**"), executed by Grantor, recorded as Document No. 0702947064, 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.

Box 400-CTCC

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

10/23/2009
Date

[Signature]
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) 11 OF SECTION 200.1-286 OF SAID ORDINANCE.

[Signature]

Property of Cook County Clerk's Office

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

GRANTOR:

1340 WEST PRATT 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 **1340 WEST PRATT 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:

VB1 - Rogers Park Properties, LLC
C/O Village Bank & Trust
234 West Northwest Highway
Arlington Heights, Illinois 60004

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

LOT 7 IN BLOCK 4 IN L. E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE NORTHWEST ¼ AND THE NORTHEAST FRACTIONAL ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 7 CONVEYED TO THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD BY DEED DATED JULY 4, 1904 AND RECORDED AUGUST 17, 1904 AS DOCUMENT 3580383 AND EXCEPT PART CONVEYED TO BURTON HANSON BY DEED DATED SEPTEMBER 22, 1910 AND RECORDED NOVEMBER 29, 1910 AS DOCUMENT 4670041 AND EXCEPT THAT PART DEEDED FOR PUBLIC STREET AND USED BY CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY UNDER DOCUMENT NUMBER 6093233, APRIL 20, 1917 AND RECORDED IN BOOK 150 PAGES 30 AND 31) ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1340 West Pratt Boulevard
a/k/a 6800 North Wayne Avenue
Chicago, Illinois 60626

Permanent Index No.: 11-32-122-007-0000

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1340 WEST PRATT

- 1. 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
11-32-122-007-0000	1 OF 1	2008	\$6,206.32	PAID

MORTGAGE DATED JANUARY 23, 2007 AND RECORDED JANUARY 29, 2007 AS DOCUMENT NO. 0702947064 MADE BY 1340 WEST PRATT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO VILLAGE BANK & TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$700,000.00.

ASSIGNMENT OF RENTS RECORDED JANUARY 29, 2007 AS DOCUMENT NO. 0702947065 MADE BY 1340 WEST PRATT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO VILLAGE BANK & TRUST.

JUNIOR MORTGAGE AND SECURITY AGREEMENT DATED APRIL 6, 2007 AND RECORDED APRIL 12, 2007 AS DOCUMENT 0710247059 MADE BY 1340 WEST PRATT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO FIRST DUPAGE BANK, AN ILLINOIS STATE BANK TO SECURE A NOTE IN THE AMOUNT OF \$320,000.00.

JUNIOR ASSIGNMENT OF RENTS AND LEASES RECORDED APRIL 12, 2007 AS DOCUMENT NO. 0710247060 MADE BY 1340 WEST PRATT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO FIRST DUPAGE BANK, AN ILLINOIS BANKING CORPORATION.

SUBORDINATION AND INTERCREDITOR AGREEMENT EXECUTED BY AND BETWEEN VILLAGE BANK & TRUST (SENIOR LENDER), FIRST DUPAGE BANK (JUNIOR LENDER) AND 1340 WEST PRATT, LLC (BORROWER), RECORDED APRIL 12, 2007 AS DOCUMENT 0710247061.

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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.

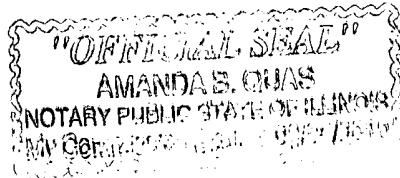
Dated: October 23, 2009

Signature: [Signature]

Grantor or Agent

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

[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.

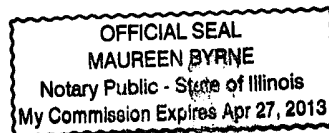
Dated: October 23, 2009

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said grantee, this 23/2 day of October, 2009.

[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.)