

UNOFFICIAL COPY

This Instrument Prepared By
and Upon Recordation Return
To:



Jay R. Goldberg
Field and Goldberg, LL C
10 South LaSalle Street, Suite 2910
Chicago, Illinois 60603

Doc#: 0932031151 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2009 03:41 PM Pg: 1 of 3

QUIT CLAIM DEED IN LIEU OF FORECLOSURE

Anthony E. Koshabe, whose address is 6439 N. Knox Avenue, Chicago, Illinois ("Grantor"), in consideration of the payment of Ten and no/100s (\$10.00) Dollars and the release of Grantor and Babajan Koshabe from personal liability for a money judgment or deficiency judgment under that certain Promissory Note dated August 6, 2007, in the principal sum of Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00) (the "Note"), and that certain Mortgage securing said Note dated February 24, 2007 and recorded April 5, 2007, as Document No. 0723946058 in the Office of the Recorder of Deeds, of Cook County, Illinois (the "Mortgage"), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby Convey and Quit Claim to **Origin Capital Debt Fund I, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, whose address is 1122 North LaSalle Street, Chicago, Illinois 60610, all the following described real estate situated in the County of Cook, State of Illinois known and described as follows, to wit:

Legal Description:

Units 103, 104 and 105 in Elm Tower Condominium, as delineated on a survey of the following described real estate:

Lots 11 to 15 in Albert F. Keeney's Subdivision of part of the South 191 Feet of the West ½ of the Southwest ¼ of Section 36, Township 40 North Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Which survey is attached as Exhibit 'A' to the Declaration of Condominium filed as Document Number LR 3125423, and as amended from time to time, together with its undivided percentage interest in the common elements.

Address of Property: 7830 W. North Avenue, Units 103, 104 and 105, Elmwood Park, Illinois

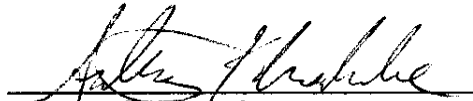
Permanent Index Nos.: 12-36-324-041-1003; 12-36-324-041-1004; 12-36-324-041-1005

This Quit Claim Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements thereon and appurtenances thereto to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being satisfaction of all obligations secured by the Note and Mortgage executed by Grantor.

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Grantor further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of its own selection, and that there are no agreements, oral or written, other than this Quit Claim Deed between Grantor and Grantee and that certain Agreement to Tender and Accept Deed in Lieu of Foreclosure (and all documents referred to therein and executed in connection therewith) between Grantor and Grantee dated as of the date hereof, with respect to the above-described real property and all improvements thereon and appurtenances thereto. Grantor further acknowledges fair and adequate consideration has been given for its waiver of all redemption and cure rights permitted by law. Grantor and Grantee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereon and appurtenances thereto conveyed pursuant to this Quit Claim Deed and the lien of the Mortgage securing Grantee, its successors and assigns shall not merge, and that the above-described real property and all improvements thereon and appurtenance thereto conveyed pursuant hereto shall remain subject to the Mortgage and the Mortgage shall remain in full force and effect until released of record.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 9th day of October, 2009.


Anthony E. Koshabe

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)




Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT

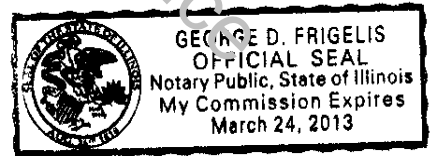
10-09
SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that Anthony E. Koshabe personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of October, 2009.


NOTARY PUBLIC

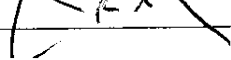
Grantee's (or mortgagee's) name: Origin Capital Debt Fund I, LLC
Contact person name: Michael Episcopo
Mailing address: 1122 North La Salle Street, Chicago, Illinois 60610
Telephone number: 312-204-9941



EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT
SECTION 200/31-45, PARAGRAPH L & COOK COUNTY
ORDINANCE 95104, PARAGRAPH M

Mail Tax Bills To:

Origin Capital Debt Fund I, LLC
1122 North LaSalle Street
Chicago, Illinois 60610

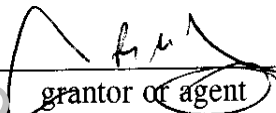
DATE: 10/9/09 Sign 

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STATEMENT BY GRANTOR AND GRANTEE

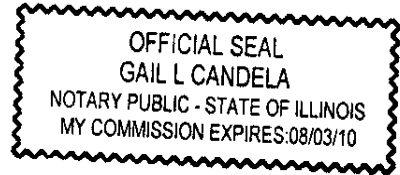
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest/collateral assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do 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: 11-16-09

Signature: 
grantor or agent

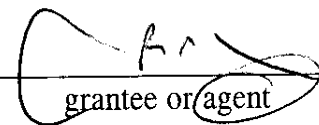
Subscribed and sworn to before me by the said grantor or agent of grantor this 16th day of November, 2009.

Notary Public: 



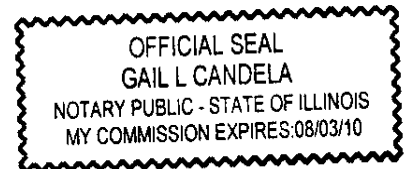
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest/collateral assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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: 11-16-09

Signature: 
grantee or agent

Subscribed and sworn to before me by the said grantee or agent of grantee this 16th day of November, 2009.

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 a Class A misdemeanor for subsequent offenses.