

# UNOFFICIAL COPY

MAIL TO:  
LAW TITLE INSURANCE  
2900 OGDEN STE 101  
LISLE IL 60532



Doc#: 0932957242 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/25/2009 12:07 PM Pg: 1 of 4

After recording, mail to:  
Chad Richman, Esq.  
McDonald Hopkins LLC  
640 North LaSalle Street, Suite 590  
Chicago, Illinois 60654

Mail tax bills to:

Eurasia Holdings 2, LLC  
640 North LaSalle Street, Suite 638  
Chicago, Illinois 60654

**EXEMPT UNDER  
PROVISIONS  
OF PARAGRAPH (4) of  
35 ILCS 200/31-45**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 13 day of November, 2009 from **ANTWAN L. JONES ("Grantor")**, in favor of **EURASIA HOLDINGS 2, LLC**, a Delaware limited liability company ("**Grantee**").

### WITNESSETH THAT:

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 by the Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, alien, remise, release, and confirm unto Grantee and its heirs and assigns FOREVER, the certain parcel of land, situate, lying and being in the Cook County, Illinois, and more particularly described on the attached **Exhibit A** and by this reference incorporated herein (the "**Property**").

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

**AND** this deed is an absolute conveyance of title given in consideration of Grantee's release covenant not to enforce against Grantor, that certain Promissory Note dated April 25, 2007 executed by Borrower National City Bank as successor in interest to MidAmerica Bank, FSB ("**Original Lender**") as endorsed by Original Lender, to Grantee and that certain Mortgage of even date by Grantor, as mortgagor, in favor of

3105824 X

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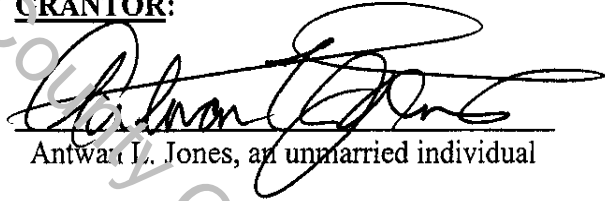
Lender, as assignee of Original Lender, as mortgagee, recorded with the Cook County, Illinois Recorder of Deeds on April 27, 2007 as Document No. 0711757058 (collectively, the "Mortgage"), which Mortgage encumbers the Property. This deed shall not operate to discharge such Mortgage by merger or otherwise, and the lien of such Mortgage is hereby preserved in favor of Grantee, its successors and assigns.

**TO HAVE AND TO HOLD** said Property unto Grantee and its heirs and assigns, the sole benefit of the Property FOREVER, and Grantor covenants and agrees to and with Grantee 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, are or shall be charged or encumbered in title, estate or otherwise, except as set forth herein, and that, the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered as of the date first above written.

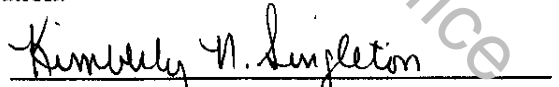
**GRANTOR:**

  
Antwan L. Jones, an unmarried individual

STATE OF ILLINOIS)  
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2009 by Antwan L. Jones, an unmarried individual. He is personally known to me or has produced a driver's license as identification.



  
Notary Public  
Print Name: Kimberly N. Singleton  
Serial No. (if any): \_\_\_\_\_

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## Exhibit A to Deed

### Legal Description

LOT 17 AND 18 IN BLOCK 2 IN JOHN J. MITCHELL'S SOUTH PARK SUBDIVISION OF BLOCK 9, 10, AND 11 IN MABER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 20-15-402-008-0000

Commonly known as 6033-35 S. Vernon Ave., Chicago, Illinois 60637

Property of Cook County Clerk's Office

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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 November 13, 2009


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said GRANTOR  
This 13<sup>th</sup> day of November, 2009  
Notary Public Kimberly N. Singleton



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 title to real estate under the laws of the State of Illinois.

Date November 13, 2009

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 13<sup>th</sup> day of November, 2009  
Notary Public Kimberly N. Singleton



**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.)