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This instrument was prepared by
and after recording return to:

Garfield & Merel, Ltd.
180 N Stetson, Suite 1300
Chicago, IL 60601
ATTN: Gregory A. McCormick



Doc#: 0933533083 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2009 10:06 AM Pg: 1 of 6

WARRANTY DEED IN LIEU OF FORECLOSURE

Vuk Zecevic and Milja Zecevic ("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 Scherston Real Estate Investments, LLC, the nominee of American Chartered Bank, the whose sole manager is American Chartered Bank ("Grantee"), whose mailing address is 1199 East Higgins, Schaumburg, IL 60172, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby CRANT, 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, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

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.

The Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of American Chartered Bank, as lender under that certain Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated March 16, 2004 as Document No. 0413933317 made by Chicago Title Land Trust Company, as Trustee, under a Land trust agreement dated March 5, 2004 and know as trust number 1112973, Vuk Zecevic and Branislav Zuric to American Chartered Bank; Loan and Mortgage Modification Agreement recorded as Document No. 0514335348; and Loan Modification Agreement recorded as Document No. 0534104085; Assignment of Rents recorded May 18, 2004 as document No. 0413933319; Mortgage dated December 21, 2007 and recorded on January 15, 2008 with the Cook County Recorder of Deeds as Document Number 0801542166; nor the Assignment of Rents recorded January 15, 2008 as Document Number 0801542167

Box 400-CTCC

8470193 D2RF 10x1

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**This deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(I), Real Estate Transfer Tax Act (deed in lieu of foreclosure) and subparagraph M of the Cook County Transfer Tax Ordinance."


Vuk Zecevic

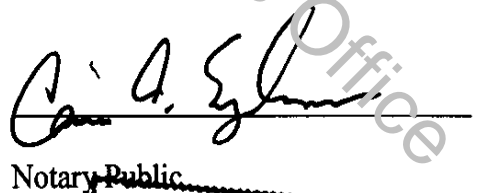

Milja Zecevic

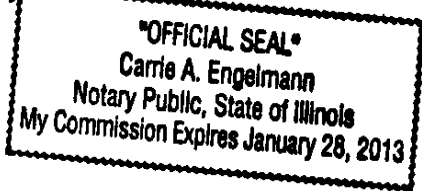
EXECUTED this 20 day of November, 2009.

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, Carrie A. Engelmann, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Vuk Zecevic and Milja Zecevic** who are 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 own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of Nov., 2009.

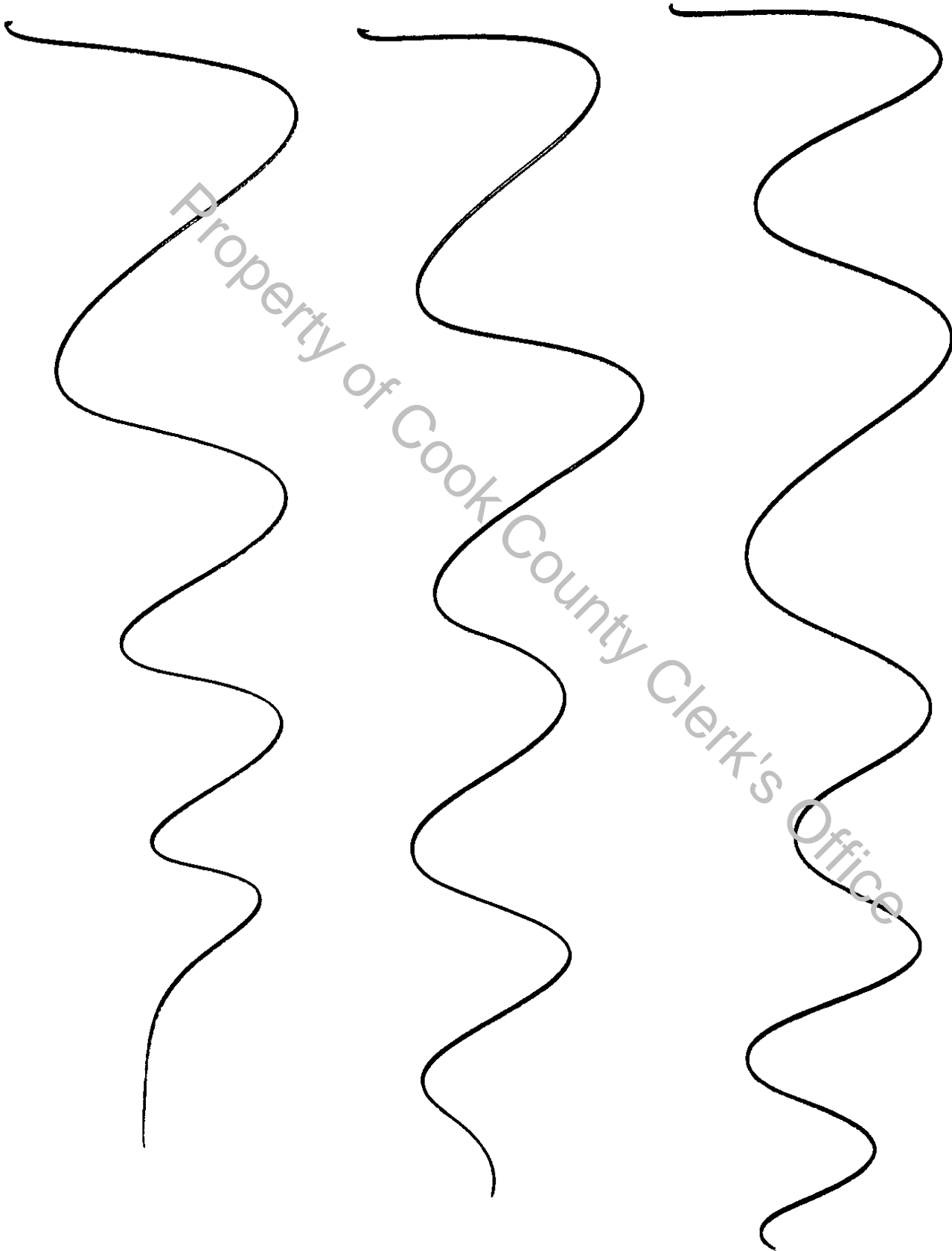

Notary Public



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Exhibit A
Legal Description

Property of Cook County Clerk's Office

The image shows three vertical, wavy lines that resemble a stylized signature or a decorative element. These lines are positioned in the center of the page, below the 'Legal Description' header. A large, light gray watermark reading 'Property of Cook County Clerk's Office' is oriented diagonally across the page, passing behind the wavy lines.

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PARCEL 1: RESIDENTIAL UNIT 4A IN THE LINCOLN AVENUE TERRACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 50 FEET OF THE SOUTH 200 FEET OF THE WEST 95 FEET EAST OF LINCOLN AVENUE AND NORTH OF BERWYN AVENUE IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MEASURED ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHEAST 1/4, IN COOK COUNTY, ILLINOIS; ALSO BLOCK 4 (EXCEPT NORTH 350 FEET THEREOF) IN FRED W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AND THAT PART EASTERLY OF LINCOLN AVENUE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12 (EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF BERWYN AVENUE) ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREET AND ALLEYS) ACCORDING TO THE PLAT OF THE SAID SUBDIVISION FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 12, 1923 AS DOCUMENT 7879542, IN COOK COUNTY, ILLINOIS. ALSO THE EAST 23.16 FEET OF THE WEST 118.16 FEET OF THE NORTH 50 FEET OF THE SOUTH 200 FEET EAST OF LINCOLN AVENUE AND NORTH OF BERWYN AVENUE IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MEASURED ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHEAST 1/4, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0535512117, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0535512117.

Pin 13-12-225-014-1011
Address 5321 Lincoln Ave, Unit 4A Chicago

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Exhibit B Permitted Exceptions

Mortgage dated Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated March 16, 2004 as Document No. 0413933317 made by Chicago Title Land Trust Company, as Trustee, under a Land trust agreement dated March 5, 2004 and know as trust number 1112973, Vuk Zecevic and Branislav Zuric to American Chartered Bank; Loan and Mortgage Modification Agreement recorded as Document No. 0514335348;

Loan Modification Agreement recorded as Document No. 0534104085;

Assignment of Rents recorded May 18, 2004 as document No. 0413933319;

Mortgage dated December 21, 2007 and recorded on January 15, 2008 with the Cook County Recorder of Deeds as Document Number 0801542166

Assignment of Rents recorded January 15, 2008 as Document Number 0801542167;

Mechanics Lien Claim in favor of Schindler Elevator recorded as document number 0629122

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STATEMENT BY GRANTOR AND GRANTEE

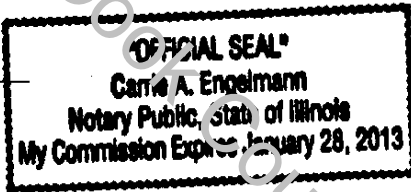
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 11-20-2009

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO
Before me by the said Wk Zoran
this 20th day of Nov, 2009.

[Handwritten Signature]
Notary Public



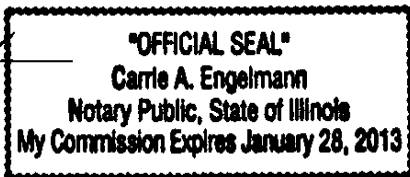
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 11/20/09

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO
Before me by the said Craig McFar
this 20th day of NOV, 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.]