

UNOFFICIAL COPY

WARRANTY DEED

WARRANTY DEED

GRANTOR, Patricia O'Leary, a/k/a Patricia O. Wasmuth, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEYS** and **WARRANTS** to:

Synergy Property Holdings, LLC, an Illinois limited liability company,

the following described real estate situated in the County of Cook, State of Illinois, to wit:

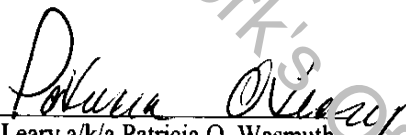
SEE ATTACHED LEGAL DESCRIPTION

Subject to: The matters identified in Exhibit A hereto.

Permanent Real Estate Index Number: 17-04-203-029-1034
Common Address: 1530 N. Dearborn Parkway, Unit 19S, Chicago, Illinois 60610

This 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 conveyed to Grantee hereunder shall not merge with the interests of First Midwest Bank ("Bank") under that certain Mortgage ("Mortgage"), executed by Grantor in favor of Bank dated September 18, 2008, as amended, supplemented or modified from time to time, and recorded with the Recorder of Deeds of Cook County, Illinois as document number 0830405041, and the fee interest conveyed hereunder shall remain subject to such Mortgage.

IN WITNESS WHEREOF, said Grantor has set her hand hereunto this 15th day of January, 2010.


Patricia O'Leary a/k/a Patricia O. Wasmuth

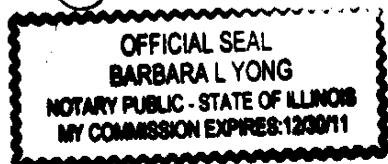
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Patricia O'Leary a/k/a Patricia O. Wasmuth, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of January, 2010.


Notary Public

Box 400-CTCC



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► **This instrument prepared by:** David R. Neville, Aronberg Goldgehn Davis & Garmisa, 330 N. Wabash Ave., Suite 1700, Chicago, Illinois 60611

► **After recording mail to:** David R. Neville, Aronberg Goldgehn Davis & Garmisa, 330 N. Wabash Ave., Suite 1700, Chicago, Illinois 60611

► **Mail Subsequent Tax Bills to:** First Midwest Bank, One Pierce Place, Suite 1500, Itasca, Illinois 60143

This document is exempt from real estate transfer taxes under 205 ILCS 200/31-45(1)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
A SEC 200 1-2 (B-6) OR PARAGRAPH
SEC 200 1-4 (B-6) OF THE CHICAGO
TRANSACTION TAX ORDINANCE

1/15/10
Date

Buyer, Seller, Representative

1/15/10
DATE

BUYER, SELLER OR REPRESENTATIVE

LEGAL DESCRIPTION

UNIT NO. 19-S IN 1530 NORTH DEARBORN PARKWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 76, 77, 80 AND THE SOUTH 10/12TH FEET OF LOT 81 IN BURTON'S SUBDIVISION OF THE NORTH PART OF LOT 14 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23313265; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PIN: 17-04-208-029-1035

COMMONLY KNOWN AS: 1530 NORTH DEARBORN PARKWAY, UNIT 19S, CHICAGO, ILLINOIS 60610

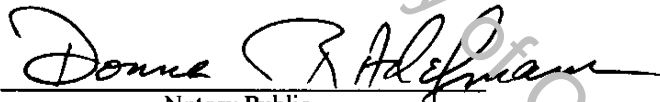
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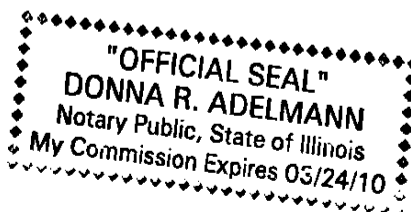
STATEMENT BY GRANTOR AND GRANTEE

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


Dated January 15, 2010 Signature: 
Grantor or Agent

Subscribed and sworn to before me by the
said DAVID NEVILLE
this 15 day of January
2010.

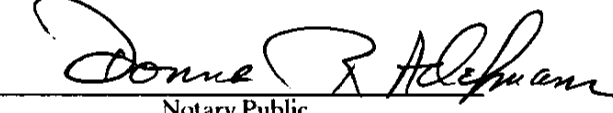

Notary Public

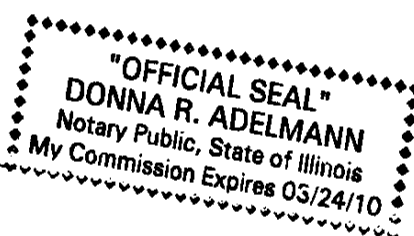


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 15, 2010 Signature: 
Grantee or Agent

Subscribed and sworn to before me by the
said DAVID NEVILLE
this 15th day of JANUARY
2010.


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.]