

# UNOFFICIAL COPY



Doc#: 1002504159 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2010 10:33 AM Pg: 1 of 5

Prepared by:  
William S. Hackney  
SmithAmundsen LLC  
150 North Michigan Avenue, Suite 3300  
Chicago, Illinois 60601-7524

## RECEIVER'S DEED

THIS indenture is made as of this 20th day of January, 2010 by Andrew J. Bolnick, not individually but solely as the Court appointed Receiver in that certain action entitled Bank of America, N.A. v. Neumann Homes, Inc., et al., currently pending in the Circuit Court of Cook County, Illinois under case number 08 CH 40482, doing business at 3001 Countryside Blvd., Clearwater, Florida, 33761 ("Grantor," which term shall include Grantor's successors, legal representatives, heirs, and assigns), in favor of M/I Homes of Chicago, LLC, 1751 W. Diehl Road, Suite 160, Naperville, IL 60563 ("Grantee," which term shall include Grantee's successors, legal representatives, heirs, and assigns).

## RECITALS

- 8488523 52 CB 4/6
- A. On October 28, 2008, plaintiff Bank of America, N.A. ("Bank of America") commenced an action in the Circuit Court of Cook County, Illinois (the "Court"), against defendants Neumann Homes, Inc. ("Neumann"), et al., currently pending under case number 08 CH 40482, in which action Bank of America sought the appointment of a Receiver to take charge and control of certain real and personal property of Neumann (the "Cook County Collateral").
  - B. On November 24, 2008, Grantor was appointed by the Court as receiver of the Cook County Collateral (the "Receiver"), duly qualified as receiver, and took possession of the Cook County Collateral.
  - C. On December 16, 2009, Grantor, as receiver, filed a motion asking the Court for authority to sell the Cook County Collateral. The Court, after consideration of the motion, found that it was necessary for Grantor to sell the Cook County Collateral to protect and preserve the value of the Cook County Collateral. In compliance with the authorized sale, Grantor entered into a purchase and sale agreement with Grantee.

Box 400-CTCC

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D. Pursuant to the Order Authorizing the Trustee to Enter Into Purchase and Sale Agreement and to Sell Real Property dated December 28, 2009, the Court authorized the Receiver to sell and convey the Cook County Collateral. As such, the Receiver has the authority to convey the subject property and deliver to Grantee possession of the same, free and clear of any and all liens, claims and encumbrances with any and all liens, claims and encumbrances to attach to the proceeds of the sale.

## CONVEYANCE

WITNESS that Grantor, as the Receiver of the Cook County Collateral, by virtue of the powers vested in him by law, and in consideration of the terms stated above and the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, under and by virtue of the Court's orders, grants, sells and conveys to Grantee, and his heirs and assigns forever, all of the estate, title, and interest of Neumann in and to the following described real estate situated in Cook County, Illinois and described as follows:

[LEGAL DESCRIPTION ATTACHED HERETO]

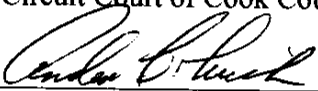
Grantee shall have and hold the same free and clear of any and all liens, claims and encumbrances and with all privileges and appurtenances relating thereto by virtue of all judgments, orders, and authority of the Court.

IN WITNESS WHEREOF, Grantor has executed this Receiver's Deed as of the date first set forth above.

Signed, sealed and delivered in the presence of:

Grantor:

ANDREW J. BOLNICK, not individually but solely as the Court appointed Receiver in that certain action entitled Bank of America, N.A. v. Neumann Homes, Inc., et al., currently pending in the Circuit Court of Cook County, Illinois under case number 08 CH 40482

By:   
Andrew J. Bolnick, solely as Court appointed Receiver

## ACKNOWLEDGEMENT

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

The foregoing instrument was acknowledged before me this 20th day of January, 2010, by Andrew J. Bolnick, not individually but solely as the Court appointed Receiver in that certain action

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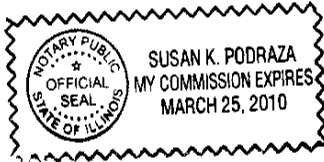
entitled Bank of America, N.A. v. Neumann Homes, Inc., et al., currently pending in the Circuit Court of Cook County, Illinois under case number 08 CH 40482, who is personally known to me.

Subscribed and sworn to  
Before me this 20<sup>th</sup> day of January, 2010

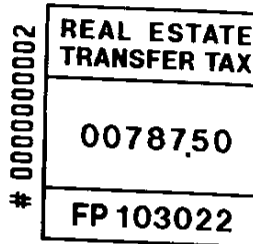
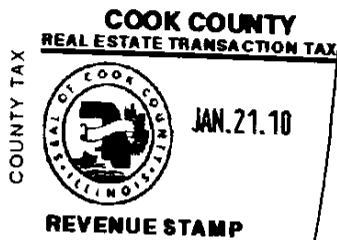
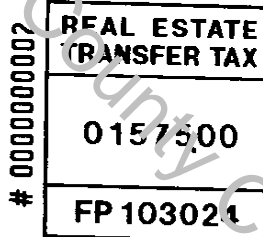
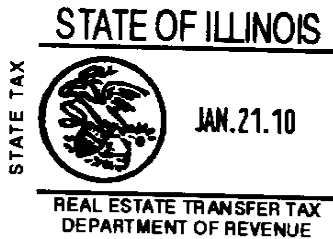
*Susan K. Podraza*  
Notary Public

AFTER RECORDING RETURN TO:

Jessica G. Lingertat  
Gould & Ratner LLP  
222 N. LaSalle, #800  
Chicago, IL 60601



MAIL TAX BILLS TO:  
M/I HOMES OF CHICAGO LLC  
1751 DIEHL ROAD  
SUITE 160  
NAPERVILLE, IL 60563



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## LEGAL DESCRIPTION

### **The Property:**

#### **PARCEL 1:**

LOTS 13-1 TO 13-5, 15-2, 16-3, 17-1 AND 17-4, INCLUSIVE, IN CHURCH STREET STATION SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2005 AS DOCUMENT 0527039099, IN COOK COUNTY, ILLINOIS.

#### **PARCEL 2:**

PERMANENT NON-EXCLUSIVE ACCESS EASEMENT OVER LOT 26 FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PLAT OF CHURCH STREET STATION SUBDIVISION RECORDED AS DOCUMENT NUMBER 0527039099.

#### **PARCEL 3:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED AS OF SEPTEMBER 2, 2004 AND RECORDED SEPTEMBER 3, 2004 AS DOCUMENT 0424741026 FOR THE PURPOSE OF ACCESS, STORM SEWER SYSTEM, STORMWATER MANAGEMENT, STORMWATER DRAINAGE, TEMPORARY CONSTRUCTION AND SIGNAGE AS MORE FULLY DESCRIBED IN SECTIONS 2, 3, 4 AND 6 IN SAID DOCUMENT

#### **PARCEL 4:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE CHURCH STREET STATION TOWNHOME OWNERS ASSOCIATION DATED FEBRUARY 28, 2006 AND RECORDED MARCH 13, 2006 AS DOCUMENT 0607248067 FOR THE PURPOSE OF ACCESS IN AND TO THE COMMON AREA AND EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE COMMON AREA AND ANY OTHER PARCEL FOR ANY AND ALL PURPOSES ARISING OUT OF THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT, AND INSPECTION OF UTILITIES SERVICING SUCH LOT.

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## Church Street Station Property (Cook County) -Townhomes

**PIN No:**

**Common Address:**

|               |  |
|---------------|--|
| 06-36-410-064 | 1668 Dogwood Ln., Hanover Park, Illinois |
| 06-36-410-065 | 1666 Dogwood Ln., Hanover Park, Illinois |
| 06-36-410-066 | 1664 Dogwood Ln., Hanover Park, Illinois |
| 06-36-410-067 | 1662 Dogwood Ln., Hanover Park, Illinois |
| 06-36-410-068 | 1660 Dogwood Ln., Hanover Park, Illinois |
| 06-36-410-074 | 1739 Maple Ave., Hanover Park, Illinois  |
| 06-36-410-081 | 1717 Maple Ave., Hanover Park, Illinois  |
| 06-36-410-085 | 1642 Dogwood Ln., Hanover Park, Illinois |
| 06-36-410-088 | 1630 Dogwood Ln., Hanover Park, Illinois |

Property of Cook County Clerk's Office