

# UNOFFICIAL COPY



This Instrument Prepared By  
and  
After Recording Return To:  
Polsinelli Shughart PC  
161 North Clark Street, Suite 4200  
Chicago, Illinois 60601  
Attention: Kimberly K. Enders

Doc#: 1007534066 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/16/2010 11:24 AM Pg: 1 of 6

Property of Cook County Office

(The Above Space for Recorder's Use Only)

## SPECIAL WARRANTY DEED

**1031 WEST MONROE HOLDINGS, INC.** ("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 **FIRST CHICAGO BANK & TRUST, as Trustee and not individually under Trust No. 1263-B dated June 30, 2009**, an Illinois corporation ("Grantee"), whose mailing address is 1145 North Arlington Heights Road, Itasca, Illinois 60143, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit 1 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 2 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.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401 permitting Deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee hereunder shall not merge with the interests of Grantee under that certain Mortgage dated March 8, 2005 made by Grantor, as mortgagor, in favor of Grantee, as mortgagee, recorded in the real property records of Cook County, Illinois as Document No. 0506733188, as may be amended from time to time or any of the security documents described therein.

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Common Address of Property: 1031 West Monroe, Unit 1, Chicago, Illinois 60607

PIN(s): 17-17-211-041-1001

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of March 1, 2009.

**GRANTOR:**

1031 West Monroe Holdings, Inc., an Illinois corporation

By: [Signature]  
Steven Ciaccio, President

**GRANTEE:**

FIRST CHICAGO BANK & TRUST, as Trustee and not individually under Trust No. 1263-B dated June 30, 2009, an Illinois corporation

By: [Signature]  
Name: David Robinson  
Title: [Signature]

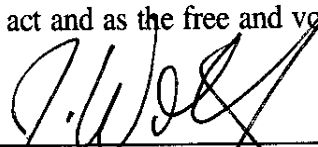
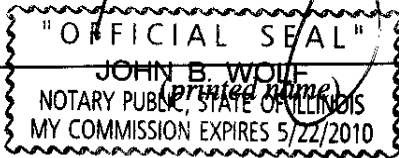
[notary page follows]

BY: [Signature]  
NAME : RAYMOND/J. WENGEL  
TITLE: SVP/TRUST OFFICER

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STATE OF ILLINOIS           §  
  §  
COUNTY OF COOK           §


The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Steven Ciaccio, individually, and as Manager of Monroe Partners 2, LLC, an Illinois limited liability company, and as President of 1031 West Monroe Holdings, Inc., an Illinois corporation, 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 and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

  
\_\_\_\_\_  
Notary Public, State of Illinois  


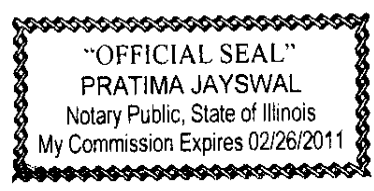
My commission expires: \_\_\_\_\_

STATE OF ILLINOIS           §  
  §  
COUNTY OF COOK           §

The undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Trust officer, Raymond J. Wenzel of First Chicago Bank and Trust, as Trustee and not individually under Trust No. 1263-B dated June 30, 2009, 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 (s)he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

  
\_\_\_\_\_  
Notary Public, State of Illinois  
**Pratima Jayswal**  
\_\_\_\_\_  
(printed name)

My commission expires: 02/26/2011



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## EXHIBIT 1

### PARCEL 1:

UNIT NUMBER 1, IN THE 1031 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25.58 FEET OF THE NORTH 116.67 FEET OF THAT PART OF LOTS 6 AND 7 (EXCEPT THE SOUTH 12.00 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND

THE EAST 26.64 FEET OF AFORESAID TRACT EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF:

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0624828026 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 0624819196.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NUMBER 0505439109.

Commonly known as: 1031 W. Monroe, Unit 1  
Chicago, IL

PIN: 17-17-211-041-1001

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## EXHIBIT 2

1. Real Estate taxes for 2008 and subsequent years;
2. Construction Mortgage, which was recorded with the Cook County, Illinois Recorder of Deeds on March 8, 2005 as Document No. 0506733188; and
3. Assignment of Rents recorded with the Cook County, Illinois Recorder of Deeds on March 8, 2005 as Document No. 0606733189.

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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 March 15, 2010

Signature: Kimberly K. Enders  
Grantor or Agent

Subscribed and sworn to before me  
by the said Kimberly K. Enders  
this 15th day of March,  
2010.

Notary Public Lisa R. Spellman



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 March 15, 2010

Signature: Kimberly K. Enders  
Grantee or Agent

Subscribed and sworn to before me  
by the said Kimberly K. Enders  
this 15th day of March,  
2010.

Notary Public Lisa R. Spellman



**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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)