

# UNOFFICIAL COPY



Doc#: 1010916054 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/19/2010 02:21 PM Pg: 1 of 5

*This space is for recording information only.*

## WARRANTY DEED (INDIVIDUAL(S))

JOZEF DLUGOPOLSKI and KATARZYNA DLUGOPOLSKI whose address is 12914 S. Archer Ave., Lemont, Illinois 60439 (Grantors), in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a settlement agreement of even date herewith (Settlement Agreement) between Grantor and U.S. BANK NATIONAL ASSOCIATION, a national banking association, as successor-in-interest to the Federal Deposit Insurance Corporation, Receiver for Community Bank of Lemont, whose address is 11 W. Madison, Oak Park, IL 60302 (Mortgagee), and the release of Grantor, to the extent and as provided in the Settlement Agreement, from personal liability for a money judgment or deficiency judgment under that certain first mortgage note (Note) executed on July 13, 2007, in the principal amount of SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00), that certain Mortgage securing said Note bearing even date thereof and recorded on September 13, 2007, as Document No. 0725640208 in Cook County, Illinois, Records (Mortgage) and other "Security Documents" as defined in Settlement Agreement, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant, and convey to SA CHALLENGER, INC., a Minnesota Corporation, whose address is 11 W. Madison, Oak Park, IL 60302, (Grantee) the real property commonly known as 15353 W. 127<sup>th</sup> Street, and located in the City of Lemont, County of Cook, State of Illinois and legally described on Exhibit "A" attached hereto, together with all improvements thereon and easements and appurtenances thereto, subject only to the lien of the Mortgage and other Security Documents (collectively, Grantee's Loan Documents), easements, restrictions, and other matters of record, matters disclosed by a current survey of the real property and the improvements thereon, and the rights of the parties in possession.

This Warranty Deed is an absolute conveyance and grant of all Grantors' right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantors having sold, granted, and conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantors further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advise, or opportunity



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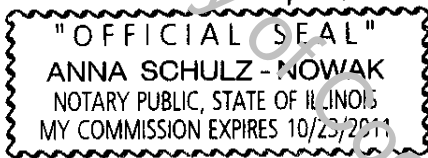
*Katarzyna Dlugopolski*  
Katarzyna Dlugopolski

STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF COOK     )

On this 7<sup>th</sup> day of APRIL, 2010, before me personally appeared Katarzyna Dlugopolski to me known to be the persons that executed the within document and acknowledged to me that they executed the same as their free act and will.

Given under my hand and official seal, this 7<sup>th</sup> day of APRIL, 2010.

My Commission Expires: 10/23/2010



*Anna Schulz - Nowak*  
Notary Public

Exempt under provision Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

Date: 4-19-2010 Buyer, Seller or Representative: [Signature]

Tax Statements for the real property described in this instrument should be sent to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This document was drafted by  
and is to be returned to:

Michael R. Curtis  
BURKE & WHITE, PC  
5330 Main Street, Ste 200  
Downers Grove, IL 60515

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## EXHIBIT A

### LEGAL DESCRIPTION

THE WEST 209 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF SAID SOUTHEAST 1/4, 327.75 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 208.00 FEET ALONG THE EAST LINE OF THE WEST 10 ACRES OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE EAST 628.00 FEET ALONG A LINE 208.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 208.00 FEET TO THE EAST SAID LINE; THENCE WEST 628.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 15353 W. 127<sup>th</sup> St., Lemont, IL 60439

P.I.N.: 22-29-403-008-0000

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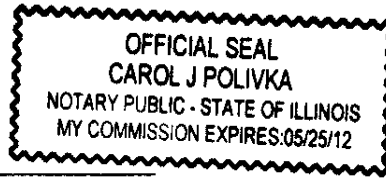
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 April 19, 2010

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID agent THIS 19th DAY OF April, 2010.



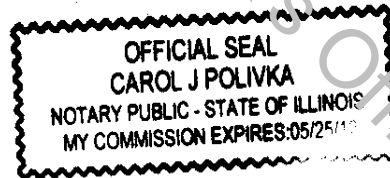
NOTARY PUBLIC Carol J Polivka

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 April 19, 2010

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID agent THIS 19th DAY OF April, 2010.



NOTARY PUBLIC Carol J Polivka

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.]