



Doc#: 1017629040 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/25/2010 12:58 PM Pg: 1 of 5

This instrument prepared by and after recording, please return to:

Harrison & Held, LLP
333 West Wacker Drive
Suite 1700
Chicago, Illinois 60606
Attention: Brad S. Gerber, Esq.

Send subsequent tax bills to:

PB Real Estate, LLC
c/o The PrivateBank and Trust
Company
70 W. Madison Street
Chicago, IL 60604
Attn: Brad Amundsen

FI (circle) name

WSA 254031

WARRANTY DEED

THIS INDENTURE, made as of this 18th day of June, 2010, between Sean Bisceglia and Jennifer Bisceglia, husband and wife, party of the first part, and PB Real Estate, LLC, an Illinois limited liability Company, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the part of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see Legal Description set forth on Exhibit A attached hereto).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the below described real estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate, unto the party of the second part, its successors and assigns forever.

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And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all laws or statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL FOREVER WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject only to: the matters set forth on Exhibit B attached hereto and made a part hereof.

Grantor acknowledges that it is expressly intended and agreed that the lien and security interest pledged by Grantor to The PrivateBank and Trust Company pursuant to the Mortgage dated May 15, 2006 and recorded against the Property on June 7, 2008 as document number 0615835075; Mortgage dated May 12, 2006 and recorded against the Property on June 7, 2006 as document number 0615835077; and Mortgage dated December 22, 2008 and recorded against the Property on May 15, 2009 as document 0913531043 with the Cook County Recorder of Deeds, shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain a separate, distinct and continuing liens and security interests as therein provided.

Address: 110 Kenilworth Ave., Kenilworth, Illinois

PIN: 05-27-104-008-0000

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

GRANTOR:

SEAN BISCEGLIA

JENNIFER BISCEGLIA

Property of Cook County Clerk's Office

STATE OF ILLINOIS)

) ss.

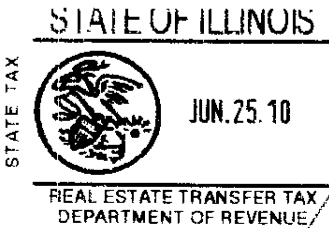
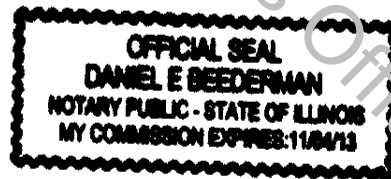
ACKNOWLEDGMENT

COUNTY OF Cook

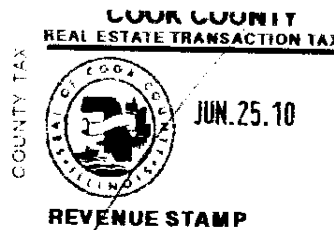
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Sean Bisceglia and Jennifer Bisceglia, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Witness my hand a Notarial Seal this 18th day of June, 2010.

Notary Public



REAL ESTATE TRANSFER TAX
03036.00
FP 102808



REAL ESTATE TRANSFER TAX
01518.00
FP 102802

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EXHIBIT A TO WARRANTY DEED
LEGAL DESCRIPTION

LOT TWO IN BLOCK THIRTEEN IN KENILWORTH, BEING A SUBDIVISION OF PARTS OF FRACTIONAL SECTIONS TWENTY TWO AND TWENTY SEVEN AND PART OF SECTION TWENTY EIGHT, TOWNSHIP FORTY TWO NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 110 Kenilworth Ave., Kenilworth, Illinois

PIN: 05-27-104-008-0000

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EXHIBIT B TO WARRANTY DEED

Permitted Exceptions

1. General real estate taxes which are not yet due and payable for calendar year 2009 and subsequent years.
2. The rights of all persons claiming by, through and under the party of the second part.
3. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the party of the second party.
4. Exception Numbers A, C, F, G, and H contained on Schedule B of the title commitment issued by Chicago Title Insurance Company, Commitment Number 1401 WSA254031 with and Effective Date of May 24, 2010.

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