

UNOFFICIAL COPY

Reserved for Recorder's Office



Doc#: 1018833080 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/07/2010 11:12 AM Pg: 1 of 4

TRUSTEE'S DEED

This indenture made this 29th day of June, 2010, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee to LaSalle Bank, N.A., as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 19th day of March, 2001, and known as Trust Number 127392, party of the first part, and

OCEANIA HOLDINGS 10, LLC, a Delaware limited liability company

whose address is :

640 N. LaSalle, Suite 638
Chicago, IL 60654

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF

Permanent Tax Number: 16-24-206-007-0000, 16-24-206-008-0000, AND 16-24-206-009-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Box 400-CTCC

S y
P y
S N
SC /
INT x

Handwritten signature

849843022K

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Carolyn Puzos*
Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day of June 2010.

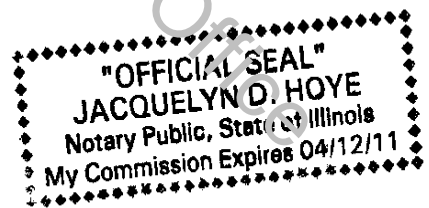
Joseph H. Hoge
NOTARY PUBLIC

PROPERTY ADDRESS:
1245-1251 S. California
Chicago, IL

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
Suite 575
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME McDonald Hopkins LLC
ATTN: Chad Richman
ADDRESS 300 N. LaSalle #2100 OR BOX NO. _____
CITY, STATE Chicago, IL 60654



SEND TAX BILLS TO: Oceania Holdings 10 LLC
640 N. LaSalle #638
Chicago, IL 60654

Exempt under provisions of Paragraph L+M
Section 4, Real Estate Transfer Tax Act.

7/1/10 Chad Richman
Date Representative

~~EXEMPT~~ UNDER PROVISIONS OF PARAGRAPH ~~M~~, SEC. 200, 1-2 (B-6) or PARAGRAPH ~~A~~, SEC. 200, 1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

7/1/10 Chad Richman
DATE BUYER, SELLER REPRESENTATIVE

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

PARCEL 1:

LOTS 9 AND 10 IN S.N. ARCHIBALD'S SUBDIVISION OF LOTS 11, 14 & 15 IN BLOCK 2 IN COOK & ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN JOHN OLIVER'S SUBDIVISION OF LOTS 18, 19, 22 AND 23 IN BLOCK 2 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This Deed is an absolute conveyance of title given in consideration of a release covenant given by Grantee not to enforce against Valerian Simirica and S Building Services, Inc. (together, "Valerian") (the holder of the beneficial interest in the Grantor): That certain senior secured loan in the principal amount of One Million One Hundred Twenty Thousand and 00/100 Dollars (\$1,120,000.00): (i) evidenced by certain Promissory Note dated April 19, 2007, executed by Valerian and Grantor in favor of Grantee as endorsed by ShoreBank, an Illinois banking corporation ("Original Lender"), as payee, to Grantee, and (ii) secured by, among other things, that certain Mortgage dated April 19, 2007, and recorded April 24, 2007, with the Cook County Recorder of Deeds as Document No. 0711441056 granted by Grantor in favor of Grantee, as assignee of Original Lender ("Mortgage").

Execution, delivery and acceptance of this Deed shall not be construed to create or effectuate a merger of the Mortgage with the interest conveyed under this Deed. Grantee, its successors, and assigns shall retain and preserve the right to foreclose the lien of the Mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Deed. This Deed shall not operate to discharge such Mortgage by merger or otherwise, and the lien of such mortgages are hereby preserved in favor of Grantee, its successors and assigns.

It is expressly understood and agreed by and between the parties hereto, notwithstanding to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed is either a natural person, an Illinois land trust, an Illinois corporation, a foreign corporation authorized to do business or acquire and hold title to real estate in the State of Illinois, a partnership authorized to do business or acquire and hold title to real estate in the State of 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: 6/29/2010 Signature: [Signature]

Subscribed and sworn to before me this 29th day of June 2010

My Commission Expires: Jan. 5, 14 Kimberly N. Singleton
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in the State of Illinois, a partnership authorized to do business or acquire and hold title to real estate in the State of 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: 6/29/2010 Signature: [Signature]

Subscribed and sworn to before me this 29th day of June 2010

My Commission Expires: Jan. 5, 14 Kimberly N. Singleton
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 the provisions of Section 4 Paragraph C of the Illinois Real Estate Transfer Tax Act).