



1019329131D

Doc#: 1019329131 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/12/2010 04:50 PM Pg: 1 of 5

**This Document Prepared By And  
When Recorded Return To:**

Richard C. Jones, Jr., Esq.  
Tina M. Jacobs, Esq.  
JONES & JACOBS  
77 West Washington Street  
Suite 2100  
Chicago, Illinois 60602  
(312) 419-0700

**Name and Address of Taxpayer:**

INTEGRA BANK, NATIONAL  
ASSOCIATION  
7661 South Harlem Avenue  
Bridgeview, Illinois 60455

For Recorder's Use Only

**WARRANTY DEED IN LIEU OF FORECLOSURE**

For and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and reliable consideration, **CLARKE CONSTRUCTION, LLC** ("Grantor"), whose address is 1937 West Fulton Street, Chicago, Illinois 60612, for the good and valuable consideration hereinafter set forth, the receipt of which is hereby acknowledged, DOES HEREBY CONVEY AND WARRANT to **IBNK LEASING CORP.**, an Indiana Corporation ("Grantee"), whose address is 7661 South Harlem Avenue, Bridgeview, Illinois 60455, all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT GN and 3S IN THE 4041-45 S. MICHIGAN CONDOMINIUMS,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING  
DESCRIBED REAL ESTATE:

THE NORTH 16 FEET OF LOT 16 AND THE SOUTH 9 FEET OF  
LOT 17 IN BLOCK 6 (EXCEPT THE WEST 17 FEET THEREOF  
CONDEMNED FOR WIDENING MICHIGAN AVENUE) IN PRYOR  
AND HOPKINS SUBDIVISION OF THE WEST ½ OF THE  
NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE  
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS; and

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THE NORTH 25 FEET OF THE SOUTH 34 FEET OF LOT 16 IN BLOCK 6 (EXCEPT THE WEST 17 FEET THEREOF CONDEMNED FOR WIDENING MICHIGAN AVENUE) IN PRIOR AND HOPKINS SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0802903042; TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Common Address:	4041-45 South Michigan Avenue Units GN and 3S Chicago, Illinois 60653
Permanent Index No.:	20-03-108-010-0000 (affects Land and other property)

It is further warranted and covenanted by Grantor in executing this Warranty Deed In Lieu of Foreclosure (hereinafter referred to as the "**Deed**"), and agreed by Grantee in accepting it, as follows:

1. This Deed, given for valuable consideration, is executed voluntarily and not as a result of duress, fraud, undue influence, or threats of any kind, and is bona fide and not given to hinder, delay, or defraud the rights of creditors or contravene the bankruptcy laws of the United States or any other applicable laws.

2. This Deed is not given as security for the payment or repayment of money or indebtedness or as security of any kind or nature, and there is no agreement, arrangement, or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever, relative to a reconveyance of the above-described Property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said Property by sale or otherwise.

3. This Deed is not delivered and accepted in satisfaction of the existing Mortgage covering the Property, and said Mortgage shall not be affected by the execution, delivery and recording of this Deed, but shall continue to be a lien and encumbrance upon the Property until released by the mortgagee.

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4. The actual possession of the Property herein conveyed has been surrendered and delivered to Grantee. Grantor intends by this Deed to vest absolute and unconditional title to said Property in Grantee and forever to estop and bar Grantor and Grantor's successors and assigns, or any person or persons claiming by, through or under Grantor, from having or claiming any right, title, or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said Property or any part thereof. In reliance upon this Deed and all of Grantor's representation, and warranties made herein, Grantee shall be entitled to exercise and enjoy all of the rights, responsibilities, powers, and privileges of fee ownership of the subject Property (including, without limitation, maintaining and improving the subject Property as Grantee deems appropriate, selling or leasing the subject Property at such time and on such terms as Grantee deems appropriate and retaining all proceeds or rents thereof, paying taxes and assessments levied against the subject Property, and otherwise acting with respect to the subject Property consistent with quiet enjoyment and ownership thereof by Grantee).

Dated: <sup>December</sup> ~~October~~ 20, 2009.

CLARKE CONSTRUCTION, LLC, an  
Illinois limited liability company

By: Michael Clarke

Michael G. Clarke  
Manager

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STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **MICHAEL G. CLARKE**, known to me to be the Manager of **CLARKE CONSTRUCTION, LLC**, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged to me that he signed and delivered the foregoing instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial seal this 30<sup>th</sup> day of December, 2009.

*Constance M. Kearney*  
 NOTARY PUBLIC

My Commission Expires:

August 3, 2010



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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 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: July 12, 2010

Signature: Joy Penta  
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 12<sup>th</sup> day of July, 2010.

Valerie G. Schubert  
Notary Public



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: July 12, 2010

Signature: Joy Penta  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 12<sup>th</sup> day of July, 2010.

Valerie G. Schubert  
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 of the Illinois Real Estate Transfer Tax Act.)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub-paragraph L and Cook County Ord. 93-0-27 paragraph M  
Date 07/12/10 Signature Joy Penta