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202763

WARRANTY DEED

GRANTOR, PMW Properties, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEYS** and **WARRANTS** to:

4453-59 W. Diversey, LLC, an Illinois limited liability company, 1735 W. Peterson Chicago, Illinois 60660



Doc#: 1019512043 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2010 12:21 PM Pg: 1 of 4

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOTS 21, 22 AND 23 IN BLOCK 1 IN S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-27-303-001-0000
PROPERTY ADDRESS: 4453-59 West Diversey, Chicago, Illinois 60639

Subject to: The matters identified in Exhibit A hereto.

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure within the purview of 735 ILCS 5/15-1401. It is the purpose and intent of Grantor and Grantee that the interests conveyed to Grantee hereunder shall not merge with the interests of Grantee, as assignee under that certain Mortgage ("Mortgage"), executed by Grantor in favor of The First Commercial Bank dated August 1, 2008, as amended, supplemented or modified from time to time, and recorded with the Recorder of Deeds of Cook County, Illinois on September 2, 2008, as document number 0824626043, and the fee interest conveyed hereunder shall remain subject to such Mortgage.

IN WITNESS WHEREOF, said Grantor has set its hand hereunto this 11th day of March, 2010.

This document is exempt from real estate as transfer taxes under 35 ILCS 200/31-45(1)

PMW Properties, LLC

By: Greg Panaligan
Greg Panaligan
Its Manager

[Signature]
Buyer, Seller, or Representative


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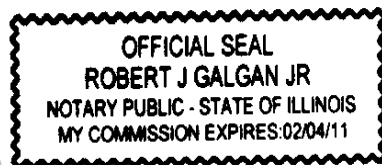
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Greg G. Panaligan, the Manager of PMW Properties, LLC ("Company"), not personally but as Manager personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and the free and voluntary act of Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of March, 2010.



(Notary Public)



Prepared by and mail to: Harry J. Fournier
 Fournier Law Firm, Ltd.
 2210 Midwest Road, Ste. 212
 Oak Brook, IL 60523

Mail Subsequent Tax Bills to: 4453-59 W. Diversey, LLC, 1735 W. Peterson Avenue, Chicago, IL 60660

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EXHIBIT A

**Taken from Schedule B to Regent Title
Commitment Dated February 22, 2010**

(Order # ~~201200~~)

202135

Standard Exceptions

1. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE LAND.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND.
3. MECHANICS OR MATERIALMEN'S LIENS NOT FILED IN THE PUBLIC RECORDS.
4. EASEMENTS, LIENS OR ENCUMBERANCES NOT SHOWN IN THE PUBLIC RECORDS.

Special Exceptions

1. PINE 13-27-303-001-0000. THE FIRST INSTALLMENT OF 2009 TAXES ARE UNPAID IN THE AMOUNT OF \$12,462.88 PLUS PENALTIES AND INTEREST. THE SECOND INSTALLMENT OF 2009 TAXES IS NOT YET DUE OR PAYABLE. GENERAL REAL ESTATE TAXES FOR THE YEAR 2010, WITH SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.
2. MORTGAGE DATED AUGUST 1, 2008 AND RECORDED SEPTEMBER 2, 2008 AS DOCUMENT NUMBER 0824626043 , MADE BY PMW PROPERTIES LLC AND GIVEN TO THE FIRST COMMERCIAL BANK , IN THE AMOUNT OF \$1,700,000.00.
3. AN ASSIGNMENT WAS RECORDED ON JANUARY 12, 2010 AS DOCUMENT NUMBER 1001226187.
4. AN ASSIGNMENT WAS RECORDED ON JANUARY 12, 2010 AS DOCUMENT NUMBER 1001226188
5. ASSIGNMENT OF RENTS DATED August 1, 2008 AND RECORDED September 2, 2008 AS DOCUMENT NUMBER (instrument) 0824626044 MADE BY PMW PROPERTIES LLC AND GIVEN TO THE FIRST COMMERCIAL BANK TO FURTHER SECURE MORTGAGE RECORDED AS DOCUMENT NUMBER 0824626043.
6. MORTGAGE DATED AUGUST 1, 2008 AND RECORDED SEPTEMBER 2, 2008 AS DOCUMENT NUMBER 0824626045, MADE BY PMW PROPERTIES AND GIVEN TO 4453-59 W/ DIVERSEY LLC, IN THE AMOUNT OF \$222,852.44.
7. SUBJECT TO BUILDING SETBACK LINES, EASEMENTS, ORDINANCES, PARTY WALLS AND PARTY WALL RIGHTS AND EASEMENTS, COVENANTS AND/OR RESTRICTIONS, IF ANY, AS DISCLOSED BY THE COUNTY RECORDER'S LAND RECORDS.
8. SUBJECT TO EXISTING UNRECORDED LEASES, IF ANY, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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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 and hold title to real estate under the laws of the State of Illinois.

Date: 6-30-10

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]
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.

Date: 6-30-10

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]
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 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 Act.]