

# UNOFFICIAL COPY

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Doc#: 1021033021 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/29/2010 08:10 AM Pg: 1 of 4

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## TRUSTEE'S DEED

This indenture made this 22<sup>nd</sup> day of July, 2010, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 10th day of May, 2006, and known as Trust Number 8002346539, party of the first part, and

**AEGEAN REAL ESTATE, 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:

LOTS 177, 178 AND 179 (EXCEPT THE SOUTHERLY SEVEN FEET) IN E. B. SHOGREN AND COMPANY'S AVALON HIGHLANDS SUBDIVISION, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN CORNELL IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF)

Permanent Tax Number: 20-35-124-011-0000

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


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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:   
Assistant Vice President

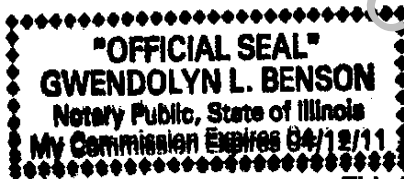
State of Illinois  
County of Cook

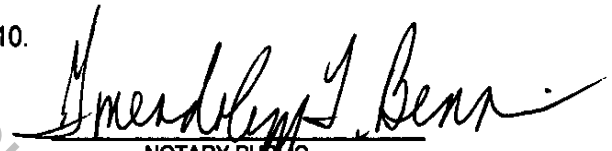
SS.

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 22nd day of July, 2010.

PROPERTY ADDRESS:  
8241 S. Ellis  
Chicago, IL 60619



  
NOTARY PUBLIC

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 MC DONALD HOPKINS LLC  
ATTN: CHAD RICHMAN

ADDRESS 300 N. LASALLE, #2100 OR BOX NO. \_\_\_\_\_

CITY, STATE CHICAGO, IL 60654

SEND TAX BILLS TO: AEGEAN REAL ESTATE, LLC, 640 N. LA SALLE #638, CHICAGO, IL 60654

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
1 SEC 200.1-2 (B-6) OR PARAGRAPH  
1 SEC. 200.1-4 (B) OF THE CHICAGO  
TRANSACTION TAX ORDINANCE.

Exempt under provisions of Paragraph 1, Section 4,  
Real Estate Transfer Tax Act.

7/22/10  
DATE

  
BUYER, SELLER OR REPRESENTATIVE

7/22/2010  
Date

  
Buyer, Seller or Representative

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This Deed is an absolute conveyance of title given in consideration of a release covenant given by Grantee not to enforce against Krzysztof Ziomek ("Ziomek") that certain senior secured loan in the original principal amount of One Million Three Hundred Ninety Two Thousand Three Hundred Twenty and 72/100 Dollars (\$1,392,320.72) as evidenced by that certain Amended and Restated Three Year Adjustable Term Note dated January 15, 2008 executed by Grantor and Ziomek in favor of Grantee, as endorsed by RBS Citizens, N.A., d/b/a Charter One, Successor by Merger with Charter One Bank, N.A. ("Original Lender") and secured by, among other things, that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated May 4, 2007 recorded with the Cook County Recorder of Deeds on May 10, 2007 as Document No. 0713009112 granted by Grantor in favor of Grantee, as assignee of Original Lender ("Senior Mortgage"), (ii) That certain junior secured loan made by Grantee to Ziomek in the original principal amount of Two Hundred Thousand and 00/100 Dollars (\$200,000) as evidenced by that certain Three Year Adjustable Term Note dated February 13, 2008 executed by Grantor and Ziomek in favor of Grantee as endorsed by Original Lender, and secured by, among other things that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated February 13, 2008, and recorded March 17, 2008 as Document No. 0807760055 with the Cook County Recorder of Deeds granted by the Grantor in favor of Grantee, as assignee of Original Lender (the "Junior Mortgage").

Execution, delivery and acceptance of this Deed shall not be construed to create or effectuate a merger of the Junior Mortgage or Senior 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 Senior Mortgage and Junior 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 Senior Mortgage or Junior 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, anything 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.

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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 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: 7/21/2010 Signature: [Handwritten Signature]

Subscribed and sworn to before me this 21<sup>st</sup> day of July 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: 7/24/2010 Signature: [Handwritten Signature]

Subscribed and sworn to before me this 21<sup>st</sup> day of July 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).