

# UNOFFICIAL COPY

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Doc#: 1021033022 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/29/2010 09:10 AM Pg: 1 of 4

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## TRUSTEE'S DEED

This indenture made this 21st 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 3rd day of August, 2005, and known as Trust Number 1114651, party of the first part, and

## SCANDINAVIA REALTY, LLC

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 31 AND 32 IN SLAWSON'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, 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: 20-26-222-003-0000

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 21st day of July, 2010.

PROPERTY ADDRESS:  
1511-13 E. 73<sup>rd</sup> St.  
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: SCANDINAVIA REALTY, LLC, 640 N. LA SALLE #638, CHICAGO, IL 60654

PROPERTY OF Cook County Clerk's Office

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This Deed is given with reference to: (i) That certain senior secured loan made by Grantee to Nicole Kimbrough ("Kimbrough") in the original principal amount of Four Hundred Thousand and 00/100 Dollars (\$400,000) as evidenced by that certain Promissory Note dated March 8, 2008 executed by Grantor and Kimbrough in favor of Grantee as endorsed by ShoreBank, an Illinois banking corporation ("Original Lender"), as amended by that certain Loan Modification Agreement dated December 9, 2008, and secured by, among other things (i) that certain Mortgage dated March 8, 2007, and recorded March 12, 2007, with the Cook County Recorder of Deeds as Document No. 0707102228 granted by Grantor in favor of Grantee, as assignee of Original Lender, as may be amended ("Mortgage"), and (ii) that certain Assignment of Rents dated March 8, 2007, and recorded March 12, 2007, with the Cook County Recorder of Deeds as Document No. 0707102229 granted by the Grantor in favor of Lender, as assignee of Original Lender ("ALR").

Execution, delivery and acceptance of this Deed shall not be construed to create or effectuate a merger of the Mortgage or ALR 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 or ALR by merger or otherwise, and the lien of such Mortgage is 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.

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

7/26/10  
Date \_\_\_\_\_  
Buyer's Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
M, SEC. 200.1-2 (B) OF PARAGRAPH  
M, SEC. 200.1-4 (B) OF THE CHICAGO  
TRANSACTION TAX ORDINANCE

7/26/10  
DATE \_\_\_\_\_  
BUYER'S REPRESENTATIVE

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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: Nicole Kimborough  
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: 7/21/2010 Signature: [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).