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Chicago Title
Insurance Company
TRUSTEE'S DEED



Doc#: 1023839056 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2010 03:46 PM Pg: 1 of 5

THIS INDENTURE, made on July 7, 2010 between STATE BANK OF COUNTRYSIDE, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated 9/25/01 known as Trust Number 01-2344, whose address is 6734 Joliet Road, Countryside, Illinois 60525 (Grantor), the execution of a settlement agreement of even date herewith (Settlement Agreement) between Grantor, Mohan Pilarski and Leo Oliver Mohan (collectively, Borrowers) and State Bank of Countryside, an Illinois banking corporation (Mortgagee) and the release of Grantor and Borrowers, to the extent and as provided in the Settlement Agreement, from personal liability for money judgment or deficiency judgment under that certain first mortgage note (Note) executed on August 7, 2006 in the principal sum of Three Hundred Twenty Five Thousand Dollars (\$325,000.00), that certain Mortgage securing said Note bearing even date thereof and recorded on August 7, 2006 as Document No. 0622940096 in Cook County, Illinois, Records (Mortgage) and other "Security Documents" as defined in Settlement Agreement, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant, and convey to BSLB, LLC, an Illinois limited liability company, whose address is 5330 Main Street, Suite 200, Downers Grove, IL (Grantee), the real property commonly known as 6178 North Keating, Chicago, Illinois 60646 and located in the City of Chicago, County of Cook, State of Illinois, and legally described on Exhibit "A" attached hereto, together with all improvements thereof and easements and appurtenances thereto, subject only to the lien of the Mortgage and other Security Documents (collectively, Mortgagee's Loan Documents), easements, restrictions, and other matters of record and the improvements thereon, and the rights of the parties in possession.

This Trustee's Deed is an absolute conveyance and grant of all Grantor's right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having sold, granted, and conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advise, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or written, other than this Trustee's Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above described real property and all improvements thereon easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

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Grantor and Mortgagee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereof and easements and appurtenances thereto conveyed pursuant to this Warranty Deed shall not merge with or extinguish the lien of Mortgagee's Loan Documents, or the interests of Grantee or its successors' or assigns' thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to Mortgagee's Loan Documents, and Grantee's Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereof and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of Grantee's Loan Documents shall be discharged by Grantee through a recorded written instrument.

The execution and delivery of this Trustee's Deed is and shall be construed as Mortgagee's release of Grantor and Borrowers from any personal liability to the extent and as provided in the Settlement Agreement; provided, however, that the acceptance by Grantee of this Trustee's Deed shall not prejudice, limit, restrict, or affect Mortgagee's or its successors' and assigns' claims of priority under Mortgagee's Loan Document over any other liens, charges, claims, or encumbrances of any kind whatsoever, or the validity and enforceability of Mortgagee's Loan Documents except as set forth herein.

This deed is executed by State Bank of Countryside, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presented by one of its officers, the day and year first above written.

STATE BANK OF COUNTRYSIDE, as Trustee
u/t/a dated 9/25/01 a/k/a Trust No. 01-2344

By: Joan Micka
Authorized Signer

City of Chicago
Dept. of Revenue
604589



Real Estate
Transfer
Stamp

\$0.00

8/26/2010 15:28
dr00198

Batch 1,728,058

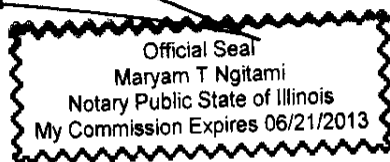
STATE OF Illinois)
COUNTY OF Cook) ss

On this 11 day of August, 2010, before me personally appeared JOAN MICKA, of STATE BANK OF COUNTRYSIDE, as Trustee, to me known to be the person that executed the within Trustee's Deed and acknowledged to me that she executed the same as her free act and deed.

Given under my hand and official seal, this 11 day of August, 2010.

Maryam T Ngitam
Notary Public

My Commission Expires: 06/21/2013



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Exempt from State of Illinois Real Estate Transfer Tax pursuant to *Ill.Rev.Stat.*, c. 120, ¶1004, as amended.

Tax Statements for the real property described in this instrument should be sent to:

BSLB, LLC
P.O. Box 16
Willow Springs, IL 60480

This document was granted by
and is to be returned to:

Sandra A. Franco
BURKE & WHITE, PC
5330 Main Street, Ste 200
Downers Grove, IL 60515

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION EXHIBIT A

LOT 5 IN THOMAS A. CATINO AND SONS SAUGANSH GARDENS, BEING A SUBDIVISION OF THAT PART OF LOTS 7 AND 12 IN OGDEN AND JONES SUBDIVISION OF BRONSONS PART OF CALDWELLS RESERVE IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1953 AS DOCUMENT 15632027, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6178 N. Keating Avenue, Chicago, IL 60646-4907

P.I.N.: 13-03-131-005-0000

Property of Cook County Clerk's Office

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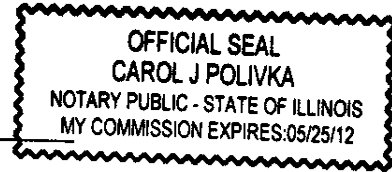
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 8-25-10

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID agent
THIS 25th DAY OF August,
2010.



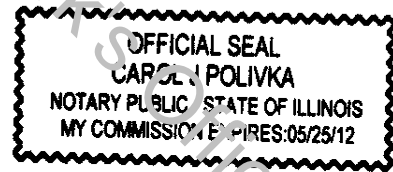
NOTARY PUBLIC Carol J. Polivka

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 8-25-10

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID agent
THIS 25th DAY OF August,
2010.



NOTARY PUBLIC Carol J. Polivka

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]