

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1024310053 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/31/2010 12:43 PM Pg: 1 of 3

**CIRCUIT COURT OF COOK COUNTY
ILLINOIS, COUNTY DEPARTMENT
CHANCERY DIVISION**

MB Financial Bank, NA, successor in interest to
Heritage Community Bank,

v.

3FJ Construction Company, Inc., Robert Chavin,
David Crawford, City of Chicago Unknown
Owners and Non-Record Claimants

Recorder's Stamp

WARRANTY DEED

Grantor 3FJ Construction Company, Inc.
("Grantor"), pursuant to the provisions of a
Consent Judgment of Foreclosure entered by the
Circuit Court of Cook County, Illinois, Chancery
Division, on July 28, 2010, in *MB Financial*

*Bank, N.A., successor in interest to Heritage Community Bank v. 3FJ Construction Company, Inc.,
Robert Chavin, David Crawford, City of Chicago, Unknown Owners and Non-Record Claimants,*
Case No. 09 CH 45497, pursuant to which the property hereinafter described was ordered to be conveyed
to MB Financial Bank, N.A., and MB Financial Bank, N.A. having assigned its right to such conveyance
to HCB DEVELOPMENT I, LLC ("Grantee"), Grantor hereby conveys to: **HCB DEVELOPMENT I,
LLC, 6111 North River Road, Rosemont, Illinois 60018**, the following described real estate situated in
the County of Cook in the State of Illinois:

SEE ATTACHED EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois,, to have and to hold the said tract or parcel of land, with all the rights and appurtenances
thereof, to Grantee, its successors and assigns; and Grantor will warrant and forever defend the right and
title to the above described property unto the said Grantee against the claims of any and all persons
claiming, by through or under Grantor.

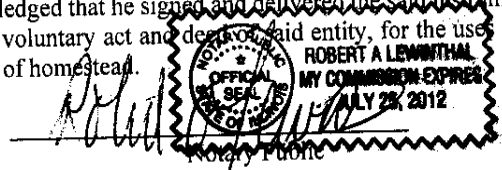
DATED: 7/28/10

Robert Chavin, President
3FJ Construction Company, Inc.

STATE OF ILLINOIS)
)
COUNTY OF Cook)

On this 28th day of July, 2010, before me, the undersigned Notary Public in and for said County, in
the State of Illinois, do hereby certify that **ROBERT CHAVIN**, personally known to me to be the person (or
proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument
pursuant to authority given by said entity and as the free and voluntary act and deed of said entity, for the uses and
purposes therein, including the release and waiver of the right of homestead.

WITNESS my hand and official seal.
Commission Expires:



UNOFFICIAL COPY

Exempt under provisions of Paragraph (l) Section 31-45 of the Real Estate Transfer Tax Law; Paragraph M of the Chicago Real Property Transfer Tax Ordinance (Section 3-33-060M), and Paragraph M of the Cook County Real Property Transfer Tax Ordinance.


Cynthia G. Feeley

EXHIBIT A - LEGAL DESCRIPTION

LOT 34 AND 35 IN SUB BLOCK 2 IN H. C. BUECHNERS SUBDIVISION OF BLOCK 1 ON THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/4 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Property Tax Identification Numbers: 14-19-207-025-0000 and 14-19-207-026-0000
Common address: 3922-24 North Marshfield, Chicago, Illinois 60613

AFTER RECORDING MAIL TO:
Cynthia G. Feeley
Feeley & Associates, P. C.
161 North Clark, Suite 4700
Chicago, Illinois 60601

SEND TAX BILLS TO:
HCB Development I, LLC
6111 North River Road
Rosemont, Illinois 60018

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

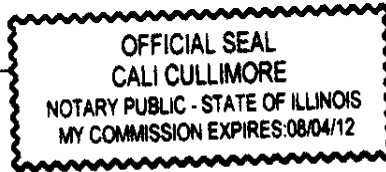
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: August 31, 2010

Signature: *Cynthia Feeley*

Subscribed and sworn to before me
by the said Cynthia Feeley
this 31 day of August

Cali Cullimore
Notary Public



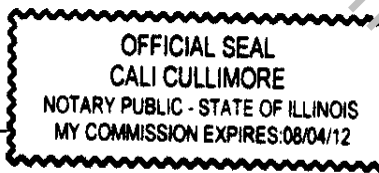
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a 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: August 31, 2010

Signature: *Cynthia Feeley*
HSB Development I, LLC by
Cynthia Feeley, Its Attorney

Subscribed and sworn to before me
by the said Cynthia G. Feeley
this 31st day of August, 2010

Cali Cullimore
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.)

EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS