



Doc#: 1027041012 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2010 11:42 AM Pg: 1 of 6

SA 38/4082 PK

DEED
(IN LIEU OF FORECLOSURE)

This Instrument Prepared By
And
After Recording Return To:
Law Office Of Martha Bozic
4725 N. Western Ave Suite 220
Chicago, IL 60625

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

Timothy Hayes and Larry Hayes, 2847-49 N. Cicero Chicago, IL 60641 (herein called the "Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor, by Grantee (herein below named), the receipt and sufficiency of which are hereby acknowledged and confessed, hereby conveys and quitclaims to Christine Stoltz, Deborah L. Haidos, Carol A. Lavecchia, Edward F. Stoltz III, and Michael Stoltz III (hereinafter referred to as "Grantees"), whose address for the purpose of this Deed (the "Deed") is 600 Peterson, Park Ridge, IL 60068, all of (i) the real property (the "Land") located in Cook County, Illinois and more particularly described in **Exhibit A-1**, attached hereto and made a part hereof for all purposes; together with (ii) all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and any and all right, title and interest of Grantor in and to adjacent roads, and rights-of-way (herein called the "Rights and Appurtenances"); and together with (iii) all buildings, fixtures and other improvements located on the Land (herein called the "Improvements"); (the Land, Rights and Appurtenances, and Improvements being hereinafter referred to as the "Property"); subject to, however, those exceptions and encumbrances set forth in **Exhibit A-2** (herein the "Permitted Exceptions"), attached hereto and made a part hereof for all purposes.

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TO HAVE AND TO HOLD the Property, together with all and singular any other rights and appurtenances thereto in anywise belonging unto Grantee, their successors and assigns FOREVER.

BUT IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Deed, and the conveyances being made hereby, are being executed, delivered and accepted in lieu of foreclosure, and that the same shall be interpreted and construed as an absolute conveyance to Grantee of all right, title and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto.

B. All of the liens and security interests (hereinafter collectively called the "Liens") that evidence or secure the payment of that certain Promissory Note dated July 23, 2007, executed by Grantor, in the principal amount of \$150,000.00.

C. There shall not in any event be a merger of any of the Liens with the title or other interest of Grantee by virtue of this conveyance and the parties expressly provide that each such interest in the Liens on one hand and title on the other shall be, and remain at all times SEPARATE and DISTINCT.

D. The title of Grantee in the Property under this Deed will not merge with the security interests of Grantee in the Property under the Liens and that for purposes of priority as between: (i) intervening or inferior liens, claims, or encumbrances on or against the Property, and (ii) the Liens, any and all rights of Grantee to exercise their remedies of judicial foreclosure of any of the Liens or any other remedies are expressly preserved hereby and for purposes of limitations and any other applicable time-bar defenses, the same are expressly extended as evidenced by this instrument.

E. The priority of the Liens is intended to be and shall remain in full force and effect and nothing herein or in any instruments executed in connection herewith shall be construed to subordinate the priority of the Liens to any other liens or encumbrances whatsoever.

F. Grantee's acceptance of title to the Property will not create any liability on Grantee's part to third parties that have claims of any kind against Grantor, in connection with the Property or otherwise. Grantee will not assume or agree to discharge any liabilities pertaining to the Property. This Deed does not confer any third party benefits on persons not a signatory to the Deed.

G. Nothing in this Deed shall increase, limit, modify or alter the liability of Grantor with respect to the Liens referenced in Section B above.

This Deed is exempt from transfer taxes under the provisions of Paragraph (1), Section 31-45, Real Estate Transfer Tax Law.

EXECUTED this 31st day of September, 2010.

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BORROWERS:

Timothy Hayes

TIMOTHY HAYES

Larry Hayes

LARRY HAYES

STATE OF ILLINOIS

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§
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COUNTY OF COOK

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Timothy Hayes and Larry Hayes, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.



Martha A. Bozic
Notary Public, State of Illinois

Martha A. Bozic
(printed name)

My commission expires: 10-26-2010

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) 6 OF SECTION 2001-236 OF SAID ORDINANCE.

9-3-2010 *Martha Bozic*
Date Buyer, Seller or Representative

Exempt under provisions of Paragraph 6, Section 4, Real Estate Transfer Tax Act.

9-3-2010 *Martha Bozic*
Date Buyer, Seller or Representative

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EXHIBIT A-1
TO DEED
(in lieu of foreclosure)

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:

PROPERTY ADDRESS:

2847-49 N. CICERO
CHICAGO IL 60641

Permanent Index Number:

Property ID: 13-27-122-045

Legal Description:


LOTS 397 AND 398 IN KOESTER AND ZANDER'S SECOND SECTION LINE ADDITION TO THE SOUTHWEST ¼ OF THE SOUTH WEST ¼ OF THE NORTH WEST ¼ OF SECTION 27, TOWNSHIP 40 NORTH , RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A-2
TO DEED
(in lieu of foreclosure)

PERMITTED EXCEPTIONS

- a. Taxes for the year 2008 and subsequent years.

COOK COUNTY 
RECORDER OF DEEDS
SCANNED BY _____

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 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 9-3, 2010 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Lamy Hayes
this 2nd day of September
2010

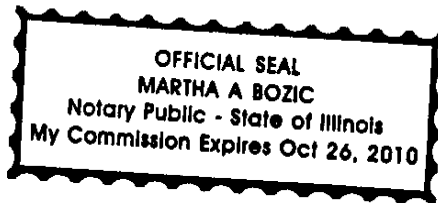


[Signature]
Notary Public

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.

Dated 9-3, 2010 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Christine Stoltz
this 3rd day of September
2010



[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 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.]