

# UNOFFICIAL COPY



10271180450

Prepared by and after Recording  
Return to: John J. Turner, Esq.  
Law Offices of Victor J. Cacciatore  
527 South Wells Street  
Chicago, Illinois 60607

Doc#: 1027118045 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2010 02:59 PM Pg: 1 of 4

Permanent Tax Index Number  
16-31-115-010  
Property Address:  
6811 W. Stanley Ave.  
Berwyn (Cook County), Illinois

## EXHIBIT J-1 SPECIAL WARRANTY DEED

Sedgwick Investments, LLC, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor by Lakeside Bank, an Illinois banking corporation, Chicago, Illinois ("**Lakeside Bank**"), does hereby CONVEY, TRANSFER AND WARRANT unto that certain Grantee described below (being Lakeside Bank's designee), all of that certain real property being more particularly described in attached Exhibit A, together with all improvements and fixtures situated thereon (collectively, the "**Property**"), subject to those matters described in attached Exhibit B, and together with the rights and appurtenances belonging thereto, and to have and hold the same unto the Grantee and its proper use and benefit forever:

**Grantee: Lakeside SPE, LLC 6811 Stanley**, an Illinois limited liability company; address: 55 W. Wacker Drive, Chicago, Illinois 60601.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of aforesaid Lakeside Bank as mortgagee/lender under that certain Mortgage dated August 21, 2009, and recorded September 29, 2009 as Document No. 0927212052, made by Grantor to Grantee to secure a Note in the amount of \$727,500.00.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed as of the date first written below.

Sedgwick Investments, LLC, an IL limited liability company

By: F. Martin Paris, Jr.  
F. Martin Paris, Jr., Its Member Manager  
DATED: September 21, 2010

*The within transaction is exempt  
under the provisions of paragraph (l),  
section 200/31-45(35ILCS), Illinois  
Real Estate Transfer Tax Law.*

9/23/10  
Date: Grantor or Representative

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 2 OF THE BERWYN CITY  
CODE SEC. 588.06 AS A REAL ESTATE  
TRANSACTION.  
DATE 9-23-10 TELLER [Signature]

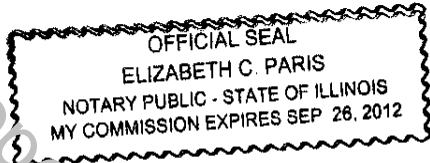
# UNOFFICIAL COPY

6800 Harris Parcel Deed v2

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing Instrument was acknowledged before me on September 22, 2010, by F. Martin Paris, Jr., as member manager of and for and on behalf of Sedgwick Investments, LLC, an Illinois limited liability company.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

SCHEDULE A  
ALTA Commitment  
File No.: 614787

**LEGAL DESCRIPTION**

That part of the land described as follows:

Parcel 1: Lots 30, 31, 32, 33, 34, 35, 36, 37 (except that part of Lot 37 taken for street) and that part of vacated alley lying Southeasterly of Lot 37 and Northwesterly of Lots 30, 31, 32, 33, 34, 35 and 36 all in Block 3 in Berwyn, a subdivision of part of Section 31, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lot 27 in Block 3 in Berwyn, Subdivision of Section 31, Township 39 North, Range 13, East of Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lots 28 and 29 in Block 3 in Berwyn, a Subdivision in Section 31, Township 39 North, Range 13 East of the Third Principal Meridian; also that part of vacated alley North of and adjoining Lots 28 and 29 in Block 3 in Berwyn aforesaid, which falls South of the South line of 32<sup>nd</sup> Street extended and Easterly of the West line of Lot 29 aforesaid, extended North, in Cook County, Illinois.

All Taken as a Tract, described as follows: Beginning at the Southwest corner of said Tract; Thence North on an assumed bearing of North 00 Degrees 00 Minutes 00 Seconds East along the West line of said Tract, 69.95 feet; Thence North 74 Degrees 34 Minutes 50 Seconds East, 75.58 feet, to the Northeast corner of a concrete column; Thence South 15 Degrees 18 Minutes 52 Seconds East, 67.39 feet to a point on the South line of said Tract said point being 93.97 feet Northeasterly of the Southwest corner of said Tract; Thence South 74 Degrees 43 Minutes 57 Seconds West, along the South line of said Tract 93.97 feet to the point of beginning, all in Cook County, Illinois

TAX # 16-31-115-010-0000

STEWART TITLE COMPANY

# 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 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 September 23, 2010

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said [Signature]  
This 23 day of September, 2010  
Notary Public [Signature]

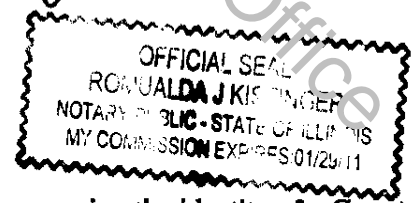


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 9/23, 2010

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said [Signature]  
This 23 day of September, 2010  
Notary Public [Signature]



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.)