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PREPARED BY AND WHEN
RECORDED RETURN TO:

Bryan I. Schwartz, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc#: 1027239036 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/29/2010 11:18 AM Pg: 1 of 4

Mail Tax Bills To:
BBG-6131 N. Northwest
Highway / Chicago, LLC
4753 N. Broadway
Chicago, IL 60640

(Above Space for Recorder's use only)

WARRANTY DEED

THE GRANTOR, CROWN 6131 LLC, an Illinois limited liability company, whose address is 6131 North Northwest Highway, Chicago, IL 60631, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to BBG-6131 N. Northwest Highway / Chicago LLC, an Illinois*, whose address is 4753 N. Broadway, Chicago, IL 60640, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. subject however to the matters, as follows: all real estate taxes and assessments not yet due and payable, mortgage dated September 22, 2009 and recorded September 25, 2009 as Document 0926833076 made by Crown 6131 LLC, an Illinois limited liability company, to Bridgeview Bank Group to secure a note for \$630,320.00, and assignment of rents recorded September 25, 2009 as Document 0926833076 made by Crown 6131 LLC, an Illinois limited liability company, to Bridgeview Bank Group.

PIN and Common Address: 13-06-110-007-0000; 6131 North Northwest Highway, Chicago, IL 60631

Send future real estate tax bills to the Grantee at its address set forth above.

The undersigned hereby declares that this conveyance represents a transaction exempt under the provisions of 35 ILCS 200/31-45(L), Real Estate Transfer Tax Act and Section 4 of the Real Estate Transfer Tax Act.

Date: 9/24/10

Signed: Grantor/Grantee or Representative

The undersigned hereby declares that this conveyance represents a transaction exempt under the provisions of 3-33-060 (M) Chicago Real Property Transfer Tax.

Date: 9/24/10

Signed: Grantor/Grantee or Representative

* limited liability company, designee of Bridgeview Bank Group

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 24 day of September, 2010.

GRANTOR:

CROWN 6131 LLC, an Illinois limited liability company

By: [Signature]
Name: Daniel J.R. DeValle
Title: Executor of the Estate of
Daniel L. DeValle, the Sole
Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF ILLINOIS)

I, Theodore G. Burke Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel J.R. DeValle, the authorized signatory of CROWN 6131 LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, 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 said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 24th day of September, 2010

[Signature]
Notary Public

My Commission Expires: 10-28-10



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 32 AND 33 IN BLOCK 64 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6131 North Northwest Highway, Chicago, IL 60631

PIN: 13-06-110-007-0000

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 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 24, 2010

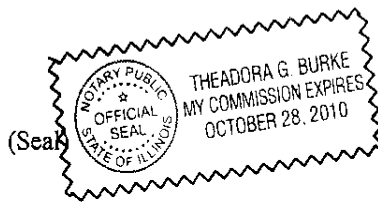
GRANTOR OR AGENT:

Ernie D...

Subscribed and sworn to before me this 24th day of September, 2010

Theadora G. Burke
Notary Public

My Commission Expires: 10-28-10



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: September 28, 2010

GRANTEE OR AGENT:

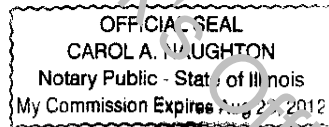
[Signature], agent

Subscribed and sworn to before me this 28 day of September, 2010

Carol A. Naughton
Notary Public

My Commission Expires: 8-23-2012

(Seal)



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.)