

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1028129023 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/08/2010 12:52 PM Pg: 1 of 4

This instrument was prepared by
and after recording return to:

Edward L. Filer
150 N. Michigan Avenue, Suite 2700
Chicago, IL 60601

THE GRANTOR CROSSROADS OF NORTH RIVERSIDE DEVELOPMENT, LLC, an Illinois limited liability company with offices located in the City of North Riverside, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **THE GRANTEE:**

**Wheaton Bank and Trust
c/o Wintrust Financial Corp
6262 S. Route 83, 3rd Floor
Willowbrook, IL 60527**

the Real Estate legally described on Exhibit A, attached hereto and incorporated herein by this reference, situated in the County of Cook, in the State of Illinois, together with all improvements and fixtures situated thereon (collectively, the "Property"); TO HAVE AND TO HOLD said premises forever.

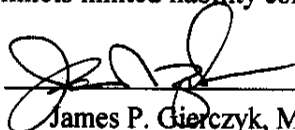
SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

The 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 Grantor, as lender under that certain Mortgage dated December 7, 2007, and recorded on December 11, 2007 with the Cook County Recorder of Deeds as Document Number 0734533151.

EXECUTED this 22nd day of September, 2010

Crossroads of North Riverside Development, LLC,
an Illinois limited liability company

By: _____


James P. Gierczyk, Manager

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Joellyn DeYoung, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James P. Gierczyk, who is personally known to me to be the Manager of Crossroads of North Riverside Development, LLC and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd day of September, 2010.

Joellyn DeYoung
Notary Public



Property of Cook County Clerk's Office

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EXHIBIT A TO WARRANTY DEED

LEGAL DESCRIPTION

LOT 2 IN CROSSROADS OF NORTH RIVERSIDE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 2004 AS DOCUMENT 0401245176, IN COOK COUNTY, ILLINOIS.

PIN No.: 15-23-401-006-0000

Commonly Known as: 8300 Cermak Road, North Riverside, Illinois

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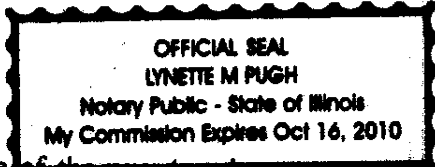
STATEMENT BY GRANTOR AND GRANTEE

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 10/5, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said [Handwritten Name]
This 5 day of October, 2010
Notary Public _____

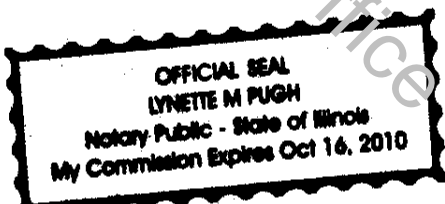


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 10/5, 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said [Handwritten Name]
This 5 day of October, 2010
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.)