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DEED IN
LIEU OF FORECLOSURE

Doc#: 1030039097 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/27/2010 03:56 PM Pg: 1 of 4

(The space above for Recorder's use only)

DEED IN LIEU OF FORECLOSURE

REF, Inc., an Illinois Corporation, whose address is 7301 W. 25th St. (#310), North Riverside, IL (Grantor), in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of an Agreement For Deed In Lieu Of Foreclosure dated July 30, 2010 and General Release attached thereto (Settlement Agreement) between Grantors and Lapwing LLC, whose address is 6008 W. Belmont Ave., Chicago IL, (Grantee), and the release of Grantors to the extent and as provided in the Settlement Agreement from personal liability for a money judgment or deficiency judgment under that certain Installment Note (Note) executed on January 20, 2010, in the principal sum of \$\$2,800,000.00, that certain Trust Deed securing said Note bearing even date thereof and recorded on January 22, 2010, as Document No. 1002222098 in the office of the Cook County Recorder of Deeds (Grantee's Loan Documents), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant, and convey to Grantee the real property commonly known as 6225-27 N. Hermitage Ave., Chicago, IL 60660 and legally described on Exhibit "A" attached hereto, together with all improvements thereon and easements and appurtenances thereto, subject only to the aforementioned Trust Deed, all unpaid real estate taxes, easements, covenants, conditions, restrictions and other matters of record, matters disclosed by a current survey of the real property and the improvements thereon, and the rights of parties in possession.

This Deed is an absolute conveyance and grant of all of Grantors' right title and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantors having sold, granted and conveyed the above described real property and all improvements thereon and easements and appurtenances thereto to Grantee for a fair and adequate consideration.

Grantors further declare that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Settlement Agreement and with the advice, or opportunity for advice, of legal counsel of Grantors' selection; (b) that there are no agreements, oral or written, other than this Warranty Deed and the Settlement Agreement (and all documents referred to therein and executed in connection therewith) with respect to the above described real property and all improvements thereon and easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantors' waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

Grantors and Grantee state that it is their express intention that the fee interest herein

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EXHIBIT "A" LEGAL DESCRIPTION

UNITS 6225-1W (DUPLEX), 6225-2W, 6225-3W, 6225-1E (DUPLEX), 6225-2E, 6225-3E, 6227-1W (DUPLEX), 6227-2W, 6227-3W, 6227-1E (DUPLEX), 6227-2E, 6227-3E IN THE 6225 N. HERMITAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 6 IN BLOCK 14 IN HIGHRIDGE, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2008, AS DOCUMENT NO. 0836431028 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PINs: 14-06-210-056-1001, 14-06-210-056-1002, 14-06-210-056-1003, 14-06-210-056-1004, 14-06-210-056-1005, 14-06-210-056-1006, 14-06-210-056-1007, 14-06-210-056-1008, 14-06-210-056-1009, 14-06-210-056-1010, 14-06-210-056-1011, 14-06-210-056-1012

Common Known As: 6225-27 North Hermitage, Chicago, Illinois 60660

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

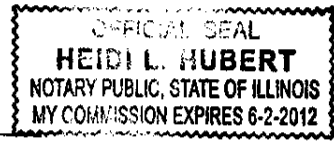
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10-27-2010

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 27th DAY OF October, 2010.

NOTARY PUBLIC [Handwritten 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 and hold title to real estate under the laws of the State of Illinois.

Dated 10-27-2010

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 27th DAY OF October, 2010.

NOTARY PUBLIC [Handwritten 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.]