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Doc#: 1030922117 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2010 03:19 PM Pg: 1 of 7

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH, that **TEN EAST WALTON, LLC**, an Illinois limited liability company ("Grantor"), **BARCAINS, SELLS, GRANTS and CONVEYS** to **WALTON STREET HOLDINGS, LLC**, a Delaware limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Cook County, Illinois, commonly known as 8-10 East Walton Street, Chicago, Illinois, and more particularly described in the attached Exhibit A (the "Premises").

This conveyance is made by Grantor and accepted by Grantee subject to: (A) the lien of non-delinquent real estate taxes and assessments; (B) all easements, restrictions, covenants and conditions of record; (C) applicable zoning, building, land use and other governmental restrictions, laws, ordinances, rules and regulations; and (D) all matters that would be discovered or disclosed by a thorough inspection of the Premises and a survey of the Premises conforming to the Minimum Standard Detail Requirements for an ALTA/ACSM Land Title survey.

I HEREBY DECLARE THAT THE ATTACHED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (I), REAL ESTATE TRANSFER TAX ACT.

DATED: 11/5/10

SIGNED: *S. A. Lichtenfeld*
Samuel A. Lichtenfeld

This document prepared by, and return to:
Samuel A. Lichtenfeld, Baker & Daniels LLP
311 South Wacker Drive, Suite 4400,
Chicago, IL 60606

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This Special Warranty Deed In Lieu of Foreclosure is an absolute conveyance of title in fact as well as form and is not intended as a mortgage, trust conveyance or security of any kind. It is expressly intended by Grantor and Grantee that this conveyance shall not extinguish or release any liens in favor of Grantee, as the mortgagee under that certain Mortgage, which was recorded on April 16, 2008, as Instrument No. 0810731043 in the office of the Recorder of Cook County, Illinois (the "Mortgage"), or any of the other documents evidencing or securing the indebtedness which is secured by the Mortgage or executed in connection therewith (the "Loan Documents"), or operate as, constitute or affect the merger of the Loan Documents or the liens created or granted thereunder into the fee simple interest conveyed hereby.

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IN WITNESS WHEREOF, and pursuant to the terms of that certain Deed in Lieu of Foreclosure and Forbearance Agreement of even date, Grantor has executed this Special Warranty Deed In Lieu of Foreclosure this 1st day of November, 2010.

Grantor:

TEN EAST WALTON, LLC,
an Illinois limited liability company

By: [Signature]

Printed: Maria M. Tricoci

Title: Managing Member

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STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

Before me, a Notary Public in and for the above County and State, personally appeared Mario M. Tricci, the MANAGING MEMBER of Ten East Walton, LLC, an Illinois limited liability company, who acknowledged the execution of the foregoing Warranty Deed In Lieu of Foreclosure on behalf of said company, and who, having been duly sworn, stated that any representations contained therein are true.

WITNESS my hand and Notarial Seal this 5 day of November, 2010.

[SEAL]



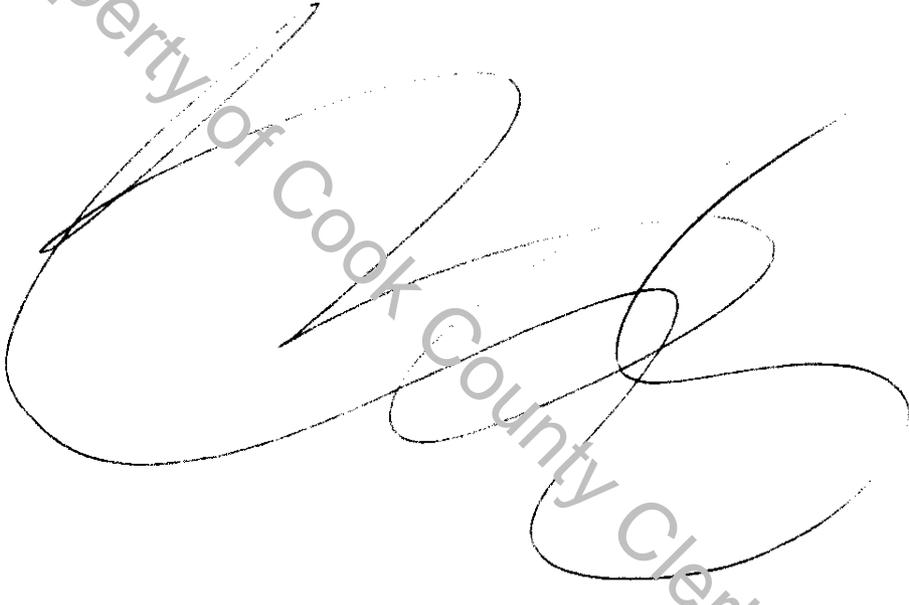
Tracy Shipp
Notary Public
Printed: Tracy Shipp

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Exhibit A

LEGAL DESCRIPTION

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PARCEL 1:

THE EAST 27 FEET AND 4 INCHES OF THE SOUTH 40 2/10 FEET OF LOT 3 IN ROSSKOPF AND OTHERS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE WEST 16 FEET OF LOT 4 IN ROSSKOPF'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Property or its address is commonly known as 8-10 EAST WALTON STREET, CHICAGO, IL 60611.
The Property tax Identification number is 17-03-205-003-0000; 17-03-205-007-0000.

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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.

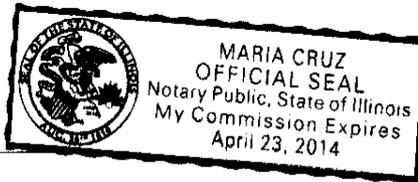
Dated: November 4, 2010

Signature: *Maria Cruz*
Grantor or Agent

I HEREBY DECLARE THAT THE ATTACHED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (I), REAL ESTATE TRANSFER TAX ACT.

Subscribed and Sworn to before me by the said Grantor this 4th day of November, 2010.

Maria Cruz
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: November 4, 2010

Signature: *Maria Cruz*
Grantee or Agent

Subscribed and Sworn to before me by the said Grantor this 4th day of November, 2010.

Maria Cruz
Notary Public

