



Doc#: 1036444090 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/30/2010 04:30 PM Pg: 1 of 6

This space is for recording information only.

TRUSTEE'S DEED

THE GRANTOR, Chicago Title Land Trust Company, successor Trustee to LaSalle Bank National Association, successor Trustee to American National Bank and Trust Company of Chicago, successor Trustee to First Chicago Bank of Ravenswood, not personally but solely as Trustee under trust agreement dated September 1, 1985 and known as Trust No. 25-7323, in consideration of the payment of Ten and no/100ths Dollars (\$10.00), the execution of a deed in lieu of foreclosure agreement of even date herewith ("Agreement") between Grantor, Robert Levin and Rosa B. Levin (collectively, "Borrower") and Mortgagee, The Private Bank and Trust Company, and the release of Grantor and Borrower, to the extent and as provided in the Agreement, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sells, grants, CONVEYS and QUIT CLAIMS to GRANTEE, PB IL OREO, LLC, an Illinois limited liability company, whose address is 70 W. Madison Street, Suite 200, Chicago, Illinois 60602, the real property located in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

together with all improvements thereon and easements and appurtenances thereto, subject only to the lien of that certain first Mortgage dated March 2, 2008, recorded May 12, 2008 as Document No. 0813326029 ("Mortgage") and other "Security Documents", as defined in the Agreement (collectively, "Mortgagee's Loan Documents"), any unpaid real estate taxes for 2010, easements, restrictions, and other matters of record.

This Trustee's Deed is an absolute conveyance and grant of all 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, Grantor having sold, granted, conveyed the above-described real property and all improvements thereof and easements and appurtenances thereto to Grantee for fair and adequate consideration.

Grantor further declares that (a) this conveyance is freely and fairly made, executed, and delivered pursuant to the terms of the Agreement and with the advise, or opportunity for advice, of legal counsel of Grantor's selection; (b) that there are no agreements, oral or written, other than this Trustee's Deed and the Agreement (and all documents referred to therein and executed

City of Chicago
Dept. of Revenue
608154



Real Estate
Transfer
Stamp
\$0.00

12/30/2010 16:01
dr00766

Batch 2,252,315

UNOFFICIAL COPY

in connection therewith) with respect to the above described real property and all improvements thereon easements and appurtenances thereto described above; and (c) that fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law as more fully set forth in the Agreement.

Grantor and Mortgagee state that it is their express intention that the fee interest herein granted in the above-described real property and all improvements thereof and easements and appurtenances thereto conveyed pursuant to this Trustee's Deed shall not merge with or extinguish the lien of Mortgagee's Loan Documents, or the interests of Mortgagee or its successors or assigns' thereunder, but will be and remain at all times separate and distinct, and that the above-described real property conveyed and all improvements thereon and easements and appurtenances thereto conveyed pursuant hereto shall remain subject to Mortgagee's Loan Documents, and Mortgagee's Loan Documents shall remain in full force and effect now and hereafter until and unless the real property described above and all improvements thereof and easements and appurtenances thereto shall be sold at a foreclosure sale or the lien of Mortgagee's Loan Documents shall be discharged by Mortgagee through a recorded written instrument.


Grantor and Grantee agree that Grantee has not assumed any personal or individual liability for the Mortgagee's Loan Documents.

This deed is executed by the Grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, Grantor has executed this Trustee's Deed as of the 30th day of December, 2010.

GRANTOR:

Chicago Title Land Trust Company, successor Trustee to LaSalle Bank National Association, successor Trustee to American National Bank and Trust Company of Chicago, successor Trustee to First Chicago Bank of Ravenswood, not personally but solely as Trustee under trust agreement dated September 1, 1985 and known as Trust No. 25-7323,

By: 
Name: CAROLYN PAMPENELLA
Its: Assistant Vice President

ATTACHED EXONERATION RIDER IS INCORPORATED HEREIN

STATE OF ILLINOIS)
)
COUNTY OF Cook) ss

On this 30th day of December, 2010, before me personally appeared CAROLYN PAMPENELLA, Assistant Vice President of Chicago Title Land Trust Company, to me

UNOFFICIAL COPY

known to be the person that executed the within Trustee's Deed and acknowledged to me that she/he executed the same as his/her free act and deed.

Given under my hand and official seal, this 30th day of December, 2010.

"OFFICIAL SEAL"
JANICE M. PUCCI
Notary Public, State of Illinois
My Commission Expires 04/12/11

My Commission Expires: _____

Janice M. Pucci
Notary Public

Exempt under provision of paragraph (1), Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

By: [Signature] 12/29/10
Representative/Agent

**This document was drafted by
and is to be returned to:**
Sandra A. Franco
SMITHAMUNDSEN LLC
150 North Michigan Avenue, Suite 3300
Chicago, Illinois 60601-7524
Telephone: 312.894.3200
Facsimile: 312.894.3210

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

LOT 24 IN JOHN FITCH'S RESUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-31-428-014-0000

Commonly known as: 1645 N. Wood, Chicago, Illinois 60622

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXONERATION RIDER

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT OF GRANTOR/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 12/29, 10 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Sandra Franco this 27th day of December, 2010



Notary Public Karen A. White

The grantee 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 12/29, 10 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Sandra Franco this 27th day of December, 2010



Notary Public Karen A. White

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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.