

UNOFFICIAL COPY

*This Document Prepared By
And*

When Recorded Return To:

Richard L. DiNardo, Esq.
REPUBLIC BANK OF CHICAGO
2221 Camden Court
Oak Brook, Illinois 60523

Name and Address of

Taxpayer:

RB RESOLUTION PROPERTIES,
LLC – 420 MAYWOOD SERIES
2221 Camden Court
Oak Brook, Illinois 60523



Doc#: 1036422097 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2010 02:20 PM Pg: 1 of 6

For Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE

For and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and reliable consideration, **SOLOMON SMITH, SK.** ("Grantor"), whose address is 5902 Park Avenue, Berkeley, Illinois 60163, for good and valuable consideration hereinafter set forth, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **RB RESOLUTION PROPERTIES, LLC – 420 MAYWOOD SERIES**, an Illinois limited liability company, whose address is 2221 Camden Court, Oak Brook, Illinois 60523, all interest in the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

It is further warranted and covenanted by Grantor in executing this Deed, and agreed by Grantee in accepting it, as follows:

FIDELITY NATIONAL TITLE

1. This Deed, given for valuable consideration, is executed voluntarily and not as a result of duress, fraud, undue influence, or threats of any kind, and is bona fide and not given to hinder, delay, or defraud the rights of creditors or contravene the bankruptcy laws of the United States or any other applicable laws.

BOX 15

UNOFFICIAL COPY

2. This Deed is not given as security for the payment or repayment of money or indebtedness or as security of any kind or nature, and there is no agreement, arrangement, or understanding, oral or written, between Grantor and Grantee herein, or any other person whomsoever, relative to a reconveyance of the above-described Property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said Property by sale or otherwise.

3. The actual possession of the Property herein conveyed has been surrendered and delivered to Grantee. Grantor intends by this Deed to vest absolute and unconditional title to said Property in Grantee and forever to estop and bar Grantor and Grantor's successors and assigns, or any person(s) claiming by, through or under Grantor, from having or claiming any right, title, or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said Property or any part thereof. In reliance upon this Deed and all of Grantor's representations and warranties made herein, Grantee shall be entitled to exercise and enjoy all of the rights, responsibilities, powers, and privileges of fee ownership of the subject Property (including, without limitation, maintaining and improving the subject Property as Grantee deems appropriate, selling or leasing the subject Property at such time and on such terms as Grantee deems appropriate and retaining all proceeds or rents thereof, paying taxes and assessments levied against the subject Property, and otherwise acting with respect to the subject Property consistent with quiet enjoyment and ownership thereof by Grantee).

(Signature page follows)

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents on this

13th day of December, 2010.

GRANTOR:

Solomon Smith Sr.
SOLOMON SMITH, SR.

Property of Cook County Clerk's Office

County of Cook, Illinois Transfer Act Sec. 4
e
12-13-10 Sign *Richard L. DiNardo*

UNOFFICIAL COPY

EXHIBIT A

Legal Description

ALL OF LOT 23 AND THE NORTH 8 FEET OF LOT 24 IN BLOCK 36 IN PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common address: 42 S. 20th Avenue
Maywood, Illinois 60153

Permanent Index No.: 15-10-117-039-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated December 13th, 2010 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 13th day of December
2010.

[Signature]
Notary Public

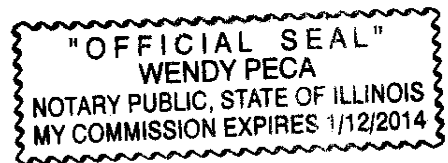


The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated December 13th, 2010 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 13th day of December
2010.

[Signature]
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.]