



Doc#: 1101144032 Fee: \$50.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2011 11:57 AM Pg: 1 of 8

This instrument was prepared by
and after recording return to:

Francis L. Keldermans
Holland & Knight LLP
131 S. Dearborn, 30th Floor
Chicago, Illinois 60603

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DEED IN LIEU OF FORECLOSURE

North LaSalle Building 1140, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by Marquette Bank, an Illinois banking corporation ("Grantee"), whose mailing address is 6316 S. Western Avenue, Chicago, Illinois 60636, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, WARRANT, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Project"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Project, together with all and singular the rights and appurtenances thereto in anywise belonging, unto **Grantee** and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Project unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

The 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 Marquette Bank, an Illinois banking corporation ("Bank") under:

(i) Mortgage made by Grantor for the benefit of the Bank which was recorded with the Cook County Recorder of Deeds on January 3, 2008 as Document No. 0800305044 ("Mortgage")

(ii) Assignment of Rents made by Grantor in favor of Bank which was

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recorded with the Cook County Recorder of Deeds as Document No. 0800305045 on January 3, 2008 ("Assignment of Rents);

(iii) Mortgage made by Grantor for the benefit of the Bank, which was recorded with the Cook County Recorder of Deeds on January 3, 2008 as Document No. 0800305046 ("Second Mortgage"); and

(iv) Assignment of Rents made by Grantor in favor of the Bank which was recorded with the Cook County Recorder of Deeds as Document No. 0800305047 on January 3, 2008 ("Second Assignment of Rents).

EXECUTED as of the 20th day of December, 2010

NORTH LASALLE BUILDING 1140, LLC
an Illinois limited liability company

BY ITS MANAGER:

DH-EK MANAGEMENT CORP
an Illinois corporation

By Francine R. Dverkin
Name: Francine R. Dverkin
Title: President

Exempt under provisions of Paragraph LaM Section 4,
Real Estate Transfer Act.

12/21/10
Date

[Signature]
Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH M, SEC. 3.33-060
~~200.1-2 (B-8) OF PARAGRAPH~~ SEC. 200.1-4 (B);
OF THE CHICAGO TRANSACTION TAX ORDINANCE.

12/21/10
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

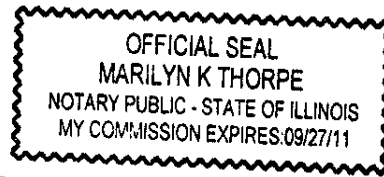
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STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, Marilyn K. Thorpe, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Francine R. Dvorkin, the President of DH-EK Management Corp., an Illinois corporation and the Manager of NORTH LASALLE BUILDING 1140, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of December, 2010

Marilyn K. Thorpe
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"****TO DEED IN LIEU OF FORECLOSURE****LEGAL DESCRIPTION**

UNIT NUMBERS 106, 107, 108, 111, 210, 211, 213, 214, 215, 218, 219, 220, 222, 224, 228, 234, 303, 309, 310, 311, 314, 315, 316, 318, 319, 320, 322, 324, 325, 402, 403, 405, 406, 409, 410, 411, 413, 414, 415, 416, 418, 419, 422, 424, 502, 503, 504, 506, 509, 510, 511, 512, 513, 514, 515, 516, 518, 519, 522, 524, 525, 604, 605, 609, 610, 611, 614, 615, 616, 619, 622, 624, 702, 703, 704, 705, 706, 710, 711, 714, 715, 716, 717, 718, 719, 724, 726, 729, 730, 804, 806, 809, 810, 811, 812, 814, 815, 816, 822, AND 824 IN THE FLATS ON LASALLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EP, (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10786564) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0616034019, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Commonly known as: 1140 North LaSalle Street, Units 106, 107, 108, 111, 210, 211, 213, 214, 215, 218, 219, 220, 222, 224, 228, 234, 303, 309, 310, 311, 314, 315, 316, 318, 319, 320, 322, 324, 325, 402, 403, 405, 406, 409, 410, 411, 413, 414, 415, 416, 418, 419, 422, 424, 502, 503, 504, 506, 509, 510, 511, 512, 513, 514, 515, 516, 518, 519, 522, 524, 525, 604, 605, 609, 610, 611, 614, 615, 616, 619, 622, 624, 702, 703, 704, 705, 706, 710, 711, 714, 715, 716, 717, 718, 719, 724, 726, 729, 730, 804, 806, 809, 810, 811, 812, 814, 815, 816, 822 and 824, Chicago, Illinois

Tax Parcel Nos: 17-04-404-035-1007 thru 1009; 17-04-404-035-1012; 17-04-404-035-1022; 17-

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04-404-035-1023; 17-04-404-035-1025 thru 1027; 17-04-404-035-1030 thru 1032; 17-04-404-035-1034; 17-04-404-035-1036; ~~17-04-404-035-1036~~; 17-04-404-035-1040; 17-04-404-035-1046; 17-04-404-035-1049; 17-04-404-035-1055 thru 1057; 17-04-404-035-1060 thru 1062; 17-04-404-035-1064 thru 1066; 17-04-404-035-1068; 17-04-404-035-1070; 17-04-404-035-1071; 17-04-404-035-1083; 17-04-404-035-1085; 17-04-404-035-1086; 17-04-404-035-1089 thru 1091; 17-04-404-035-1093 thru 1096; 17-04-404-035-1098; 17-04-404-035-1099; 17-04-404-035-1102; 17-04-404-035-1104; 17-04-404-035-1116 thru 1118; 07-04-404-035-1120; 17-04-404-035-1123 thru 1130; 17-04-404-035-1132; 17-04-404-035-1133; 17-04-404-035-1136; 17-04-404-035-1138; 17-04-404-035-139; 17-04-404-035-1152; 17-04-404-035-1153; 17-04-404-035-1157 thru 1159; 17-04-404-035-1162 thru 1164; ~~17-04-404-035-1166~~; 17-04-404-035-1167; 17-04-404-035-1170; 17-04-404-035-1172; 17-04-404-035-1184 thru 1188; 17-04-404-035-1192; 17-04-404-035-1193; 17-04-404-035-1196 thru 1201; 17-04-404-035-1206; 17-04-404-035-1208; 17-04-404-035-1211; 17-04-404-035-1212; 17-04-404-035-1220; 17-04-404-035-1222; 17-04-404-035-1225 thru 1228; 17-04-404-035-1230 thru 1232; 17-04-404-035-1238 and 17-04-404-035-1240

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EXHIBIT B

TO DEED IN LIEU OF FORECLOSURE

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR TAX YEARS 2008, 2009 AND 2010 AND EACH YEAR THEREAFTER.
2. MORTGAGE DATED DECEMBER 21, 2007 AND RECORDED JANUARY 3, 2008 AS DOCUMENT NO. 0800305044 MADE BY NORTH LASALLE BUILDING 1140, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO MARQUETTE BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$7,999,000.00.
3. ASSIGNMENT OF RENTS RECORDED JANUARY 3, 2008 AS DOCUMENT NO. 0800305045 MADE BY NORTH LASALLE BUILDING 1140, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO MARQUETTE BANK.
4. MORTGAGE DATED DECEMBER 21, 2007 AND RECORDED JANUARY 3, 2008 AS DOCUMENT NO. 0800305046 MADE BY NORTH LASALLE BUILDING 1140, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO MARQUETTE BANK TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$500,000.00.
5. ASSIGNMENT OF RENTS RECORDED JANUARY 3, 2008 AS DOCUMENT NO. 0800305047 MADE BY NORTH LASALLE BUILDING 1140 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO MARQUETTE BANK.
6. ORDINANCE ENTERED BY THE CITY OF CHICAGO RECORDED DECEMBER 18, 1989 AS DOCUMENT 89603025 CREATING AN ENTERPRISE ZONE.
7. CERTIFICATE RECORDED BY THE CITY OF CHICAGO RECORDED JULY 31, 1991 AS DOCUMENT 91323237 AMENDING THE ENTERPRISE ZONE ORDINANCE.
8. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 9, 2006 AS DOCUMENT NO. 0616034019, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
9. ENCROACHMENT BY CHAIN LINK FENCE LOCATED ON LOT 6 OF LAND ONTO PROPERTY SOUTH AND ADJOINING BY 7 FEET AS DISCLOSED BY SURVEY MADE BY CERTIFIED SURVEY COMPANY DATED DECEMBER 15, 1986 NUMBER 862721. (AFFECTS PARCEL 2)

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10. ENCROACHMENT OF THE CONCRETE SIGN LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO LOT 6 BY APPROXIMATELY 0.93, AS SHOWN ON PLAT OF SURVEY NUMBER N-126327 PREPARED BY NATIONAL SURVEY SERVICE DATED JUNE 7, 2006.

11. ENCROACHMENT OF THE WROUGHT IRON FENCE LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING LOT 6 BY APPROXIMATELY 0.59, AS SHOWN ON PLAT OF SURVEY NUMBER N-126327 PREPARED BY NATIONAL SURVEY SERVICE DATED JUNE 7, 2006.

12. ENCROACHMENT OF THE FIRE ESCAPE LOCATED MAINLY ON THE LAND ONTO THE PUBLIC ALLEY LYING WEST AND ADJOINING, AS SHOWN ON PLAT OF SURVEY NUMBER N-126327 PREPARED BY NATIONAL SURVEY SERVICE, INC. DATED JUNE 7, 2006.

13. AGREED ORDER OF SETTLEMENT WITH PERMANENT INJUNCTION FROM ERECTING OR MAINTAINING ANY SIGN AT THE PROPERTY WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF CHICAGO, ENTERED MARCH 5, 2010 IN CASE NO. 08 MI 401565 FILED BY THE CITY OF CHICAGO AGAINST NORTH LASALLE BUILDING 1140, LLC AND FLATS ON LASALLE CONDOMINIUM ASSOCIATION.

14. UNPAID CONDOMINIUM ASSESSMENTS AND ANY OTHER AMOUNTS DUE WITH RESPECT TO THE PROJECT IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 9, 2006 AS DOCUMENT NO. 0616034019.

15. COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, AND APPLICABLE ZONING LAWS.

16. EXISTING UNRECORDED LEASES.

17. AFFIDAVIT AND INDEMNITY NON-IMPUTATION ENDORSEMENT EXECUTED BY HEN II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND RECORDED JANUARY 3, 2008 AS DOCUMENT NUMBER 0800305043.

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STATEMENT BY GRANTOR AND GRANTEE

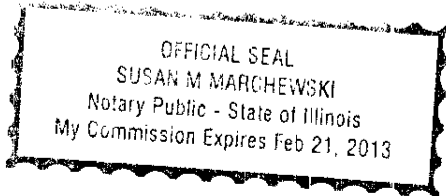
The grantor or his/her agent affirm that to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) 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: December 21, 2010

Signature: By: *North LaSalle Building LLC*
[Signature]
Attorney

SUBSCRIBED and SWORN to before me this 21 day of December, 2010.

[Signature]
Notary Public



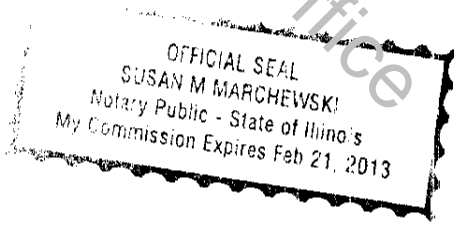
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) 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: December 21, 2010

Signature: By: *Marquette Bank*
[Signature]
Attorney

SUBSCRIBED and SWORN to before me this 21 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.