



Doc#: 1107033076 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2011 09:37 AM Pg: 1 of 4

DEED IN LIEU OF FORECLOSURE

The Grantor, 7612 South Kingston, LLC, an Illinois limited liability company, of Chicago, Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), the release from enforcement of the personal liability of the Grantor upon that certain mortgage and the release of liability under the promissory note described below, do by these presents hereby grant, bargain, sell, remise, and forever convey unto Grantee, HMP Properties, Inc., a Utah corporation, all its right, title, and interest in that certain parcel of land with the buildings and improvements thereon, situated, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Numbers: 21-30-309-015-0000

Address of Real Estate: 7612 S. Kingston Ave.
Chicago, Illinois 60649

Together with all the estate, right, title, interest, property, claim, and demand whatsoever of Grantor, of or in and to the same and of, in, and to every part and parcel thereof (all of the foregoing of which is hereinafter called the "Property.")

Together with all rents, issues, and profits thereof under present and future leases, or otherwise, which are hereby specifically and absolutely assigned, transferred, and set over to Grantee.

To have and to hold the Property as before described with the appurtenances, unto Grantee, its successors, and assigns, forever; and Grantor, for itself, its successors, and assigns, does covenant, grant, bargain, and agree to and with Grantee, its successors, and assigns, that Grantor has not heretofore done, committed, or wittingly or unwittingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the Property hereby granted, or any part thereof, is or shall or may be charged or encumbered in title, estate, or otherwise howsoever, excepting only the following:

- (a) Mortgage, Security Agreement, Assignment of Leases and Rents Fixture Filing dated May 24, 2007, recorded on May 25, 2007, in the Office of the Recorder of Deeds of Cook County, Illinois as document no. 0714539091 (the "Mortgage"), which secures a Promissory Note dated July 2, 2007, in the face principal amount of \$1,330,000.00, executed by Borrower and made payable to Washington Mutual ("Note");
- (b) Unpaid real estate taxes on the Property for tax year 2008 and subsequent thereto;
- (c) Existing unrecorded leases and all rights thereunder of the leases and of any person or party claiming by, through or under the lease;
- (d) Grant of Easement made by 7612 South Kingston, LLC in favor of Comcast of Illinois III, Inc., dated March 16, 2006 and recorded April 18, 2006 as Document 0610832106 and the terms and provisions contained therein; and

Box 400-CTCC

S Y
P 3/1/10
S Y
SC Y
INT CTCC

142 LAYNES #84 54-760-01

UNOFFICIAL COPY

(e) Encroachment of the fence located mainly on the land onto the public way East and adjoining approximately 0.73 feet to 0.91 feet and onto the land South by 0.81 feet, as shown on plat of survey number 02 01 15 prepared by Suburban Surveying Service, Ltd. dated January 11, 2002.

It is expressly understood and agreed that pursuant to Section 1401 of the Illinois Mortgage Foreclosure Act, 735 ILCS 5/15-1401, the execution and delivery of this instrument and conveyance shall not in any manner be deemed to be a merger with, or the extinguishment of, the Mortgage described in subparagraphs (a) above, wherein Grantor is the Mortgagor and/or Assignor and the underlying indebtedness shall be and remain in full force and effect according to the respective tenor of said instruments.

Dated this 9th day of Feb, 2011

7612 SOUTH KINGSTON, LLC
an Illinois limited liability company

By:

[Signature]
Aymah F. Khalil

[Signature] and
Richard J. Maanum

[Signature]
Jeffrey J. Oshona
All of Its Managers

This document is exempt from real estate transfer taxes pursuant to Section 31-45(1) of the Real Estate Transfer Tax Law (35 ILCS 200/31-45(1))

[Signature]
Attorney

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Aymah F. Khalil, Richard J. Maanum and Jeffrey J. Oshona, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Managers of 7612 South Kingston, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered this instrument on behalf of and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of FEB, 2011.

[Signature]
Notary Public

This Instrument was Prepared by
and after Recording Mail to:

Bruno W. Tabis
Crowley Barrett & Karaba, Ltd.
20 S. Clark Street
Suite 2310
Chicago, IL, 60603

Send Subsequent Tax Bills To:

JPMorgan Chase Bank, a national
banking association
OFFICIAL SEAL
NORMA A MAGANA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/19/14

Hmp Properties
9200 Oakdale Ave
7th Fl. N. 110701
Chatsworth CA 91311

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Exhibit A

LOTS 4, 5, 6 AND 7 (EXCEPT THE SOUTH 10 FEET OF LOT 7) IN BLOCK 7, IN THE SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT STREETS) OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 21-30-309-015-0000

Common Address: 7612 S. Kingston Ave.
Chicago, Illinois 60649

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

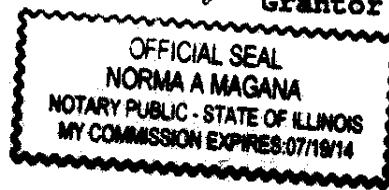
The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 Feb 9, 2011

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said this 09 day of February, 2011

[Signature]
Notary Public



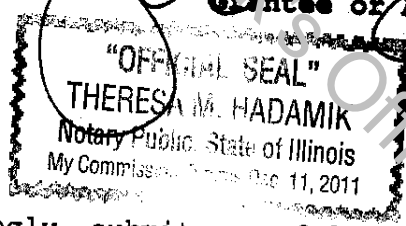
The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Feb 25, 2011

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said this 25 day of February, 2011

[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 the provisions of section 4 of the Illinois Real Estate Transfer Tax Act.}