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Doc#: 1107445041 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2011 12:35 PM Pg: 1 of 5

This space is for recording information only.

WARRANTY DEED

THE GRANTOR, Carl Lavespa, married, 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 and Mortgagee, State Bank of Countryside, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, do hereby sell, grant, CONVEYS and WARRANTS to GRANTEE, BSLB, LLC, an Illinois limited liability company whose address is 5330 Main Street, Suite 200, Downers Grove, IL 60515, 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 26, 2002, recorded April 5, 2002 as document no. 0020387174; modification of mortgage dated June 14, 2007, recorded on August 29, 2007 as document no. 0718047136 (collectively, "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 Warranty Deed is an absolute conveyance and grant of all Grantor's 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 and warranted 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 Warranty Deed and the Agreement (and all documents referred to therein and executed 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

City of Chicago
Dept. of Revenue

609923

3/15/2011 12:10

dr00347



Real Estate
Transfer
Stamp

\$0.00

Batch 2,564,469

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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 Warranty 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.

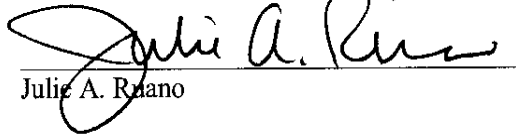
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 24th day of February, 2011

GRANTOR:



Carl Lavespa

Julie A. Ruano hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

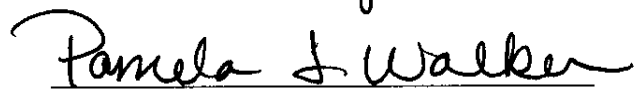


Julie A. Ruano

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

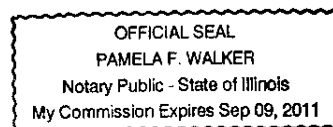
On this 24th day of February, 2011, before me personally appeared Carl Lavespa and Julie A. Ruano, to me known to be the persons that executed the within Warranty Deed and acknowledged to me that they executed the same as their free act and deed.

Given under my hand and official seal, this 24th day of February, 2011.



Notary Public

My Commission Expires: 09/09/2011

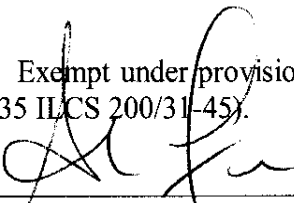


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Exempt under provision of paragraph (1), Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

By: _____

Representative/Agent

 3/2/11

**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

Office of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

LOT 15 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 6 AND THE NORTH 1/2 OF BLOCK 7 IN TYRELL, BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3235 W. Fulton, Chicago, IL 60624

P.I.N.: 16-11-408-028-0000

Property of Cook County Clerk's Office

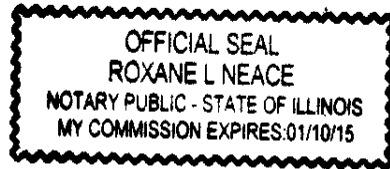
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STATEMENT OF GRANTOR/GRANTEE

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 3/11, 11 Signature: [Signature]
Grantor or Agent

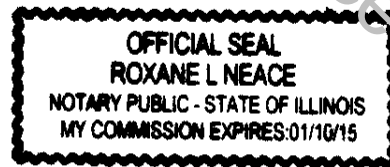
Subscribed and sworn to before me by the said Sandra Franco this 11th day of March 2011
Notary Public Roxane L Neace



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 3/11, 11 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Sandra Franco this 11th day of March 2011
Notary Public Roxane L Neace



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.