

# UNOFFICIAL COPY



Doc#: 1107445042 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/15/2011 12:36 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 sells, grants, 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 October 3, 2005, recorded December 12, 2005 as document no. 0534634070 ("Mortgage") and other "Security Documents", as defined in the Agreement (collectively, "Mortgage'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  
609926



Real Estate  
Transfer  
Stamp

\$0.00

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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 24<sup>th</sup> day of February, 2011.

**GRANTOR:**

  
\_\_\_\_\_  
Carl Lavespa

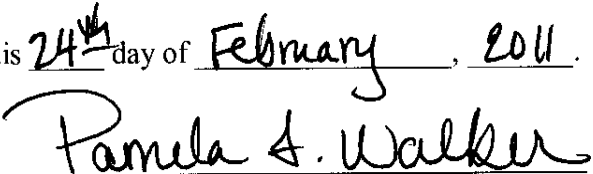
Julie A. Ruano hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

  
\_\_\_\_\_  
Julie A. Ruano

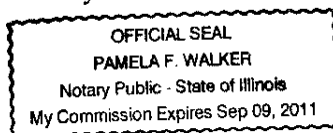
STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF Cook            )

On this 24<sup>th</sup> 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 24<sup>th</sup> day of February, 2011.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 09/09/2011

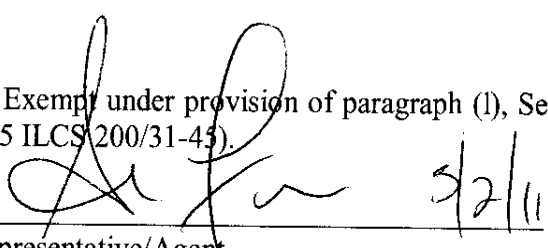


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Exempt under provision of paragraph (1), Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

By: \_\_\_\_\_

Representative/Agent



**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

LOTS 16, 17, AND 18 IN JOHN D. PARKER'S SUBDIVISION OF THE WEST 9 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF RAILROAD AND NORTH OF LAKE STREET IN COOK COUNTY, ILLINOIS.

Commonly known as: 3447 W. Carroll, Chicago, IL 60624

P.I.N.: 16-11-404-047-0000

Property of Cook County Clerk's Office

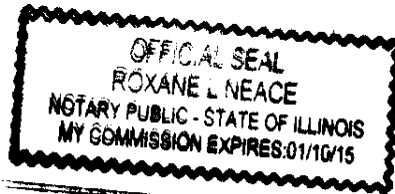
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## STATEMENT OF GRANTOR/GRANTEE

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

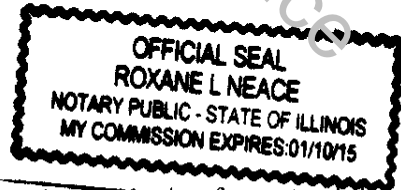
Subscribed and sworn to before me by the said Sandra Franco this 11th day of March 2011  
Notary Public Roxane L Neace



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.