

# UNOFFICIAL COPY



Doc#: 1107644124 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2011 04:23 PM Pg: 1 of 5

This Instrument Prepared By  
and Upon Recordation Return  
To:

Stephen C. Voris, Esq.  
Burke, Warren, MacKay & Serritella, P. C.  
22nd Floor - IBM Plaza  
330 North Wabash Avenue  
Chicago, Illinois 60611-3607

## QUIT CLAIM DEED IN LIEU OF FORECLOSURE

1323 MICHIGAN, INC., an Illinois corporation, whose address is 1001 N. Milwaukee Avenue, Suite 400, Chicago, Illinois 60642 ("Grantor"), in consideration of the payment of Ten and no/100s (\$10.00) Dollars and the release of Grantor from personal liability for a money judgment or deficiency judgment under that certain Demand Note executed on August 17, 2007, in the principal sum of \$975,000.00, (the "Note"), and that Mortgage securing said Note bearing even date thereof and recorded August 20, 2007, as Document No. 0723241070 in the Office of the Recorder of Deeds, of Cook County, Illinois ("Mortgage"), and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby Convey and Quit Claim to RIDGESTONE BANK ("Grantee"), its successors and assigns, whose address is 13925 West North Avenue, Brookfield, Wisconsin 53005, the real property located in the County of Cook, State of Illinois, as described in Exhibit "A" attached hereto and incorporated thereon and appurtenances thereto.

Commonly known as: 1323 S. Michigan, Unit C, Chicago, Illinois  
PIN: 17-22-105-042-1001

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainders or remainders hereof; and also 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 party thereof.

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.

TOGETHER with all machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now or hereafter located in or upon said real estate or any part thereof and used or usable in connection with any present or future operation of said real estate as a residential/commercial condominium that are now owned by Grantor.

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The Quit Claim Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the above-described real property and all improvements thereon and appurtenances thereto to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being satisfaction of all obligations secured by the Note and Mortgage executed by Grantor.

Grantor further declares that this conveyance is freely and fairly made with the advice, or opportunity for advice, of legal counsel of its own selection, and that there are no agreements, oral or written, other than this Quit Claim Deed between Grantor and Grantee and that certain Settlement Agreement (and all documents referred to therein and executed in connection therewith) between Grantor and Grantee dated as of the date hereof, with respect to the above-described real property and all improvements thereon and appurtenances thereto. Grantor further acknowledges fair and adequate consideration has been given for its waiver of all redemption and cure rights permitted by law.

*(Signature page follows)*

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 29<sup>th</sup>  
day of November, 2010.

1323 MICHIGAN, INC., an Illinois corporation

By: [Signature]  
Name: KRYM SLOP KORBOWSKI  
Title: PRESIDENT

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Krym Slop Korbowski, the president of 1323 MICHIGAN, INC., 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 he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of November, 2010.



Johanna Quezada  
Notary Public  
My Commission Expires: 2/14/2012

Mail Future Tax Bills To:  
Ridgestone Bank  
13925 West North Avenue  
Brookfield, Wisconsin 53005

EXEMPT UNDER REAL ESTATE TRANSFER  
TAX LAW 35 ILCS 200/31-45 SUB PAR. L,  
COOK COUNTY ORD. 93-0-27 PAR. M AND  
PAR. M OF THE CHICAGO TRANSACTION  
TAX ORDINANCE

Signed: [Signature]  
Dated: 12/17/10

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER C IN THE 1323 S. MICHIGAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT "A" IN HOUGHTON'S SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1904 IN BOOK 88 OF PLATS, PAGE 1, AS DOCUMENT 3517678, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0616618030; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as: 1323 S. Michigan, Unit C, Chicago, Illinois  
PIN: 17-22-105-042-1001

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: December 17, 2010.

[Signature]  
Grantor/Agent president of 1323 Michigan Inc.

Subscribed and sworn to before me this 17  
day of December 17, 2010.

[Signature]  
(Notary Public)



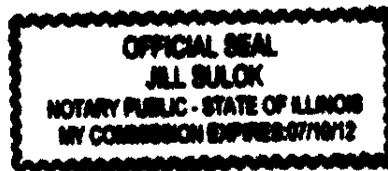
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 17, 2010.

[Signature]  
Grantee/Agent

Subscribed and sworn to before me this 17<sup>th</sup>  
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**