



Doc#: 1109034079 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2011 03:04 PM Pg: 1 of 4

This space is for recording information only.

WARRANTY DEED

THE GRANTOR, VARNEY, LLC, an Illinois limited liability company, 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, The Private Bank and Trust Company, and the release of Grantor, to the extent and as provided in the Agreement, and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby sell, grant, CONVEY and WARRANT to GRANTEE, PB IL OREO, LLC, an Illinois limited liability company, whose address is 70 W. Madison Street, Suite 200, Chicago, Illinois 60602, the real property located in the County of Cook, State of Illinois, to wit:

LOT 60 IN MARY A. KELTY'S SUBDIVISION OF THE EAST ½ OF BLOCK 11 IN OGDEN AND OTHERS SUBDIVISION IN SECTION 19, TOWNSHIP 40NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-19-111-020-0000

Commonly known as: 2216 W. Grace, Chicago, Illinois 60618

together with all improvements thereon and easements and appurtenances thereto, subject only to the lien of that certain first Mortgage dated May 1, 2007, recorded May 7, 2007 as document no. 0712735269 ("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.

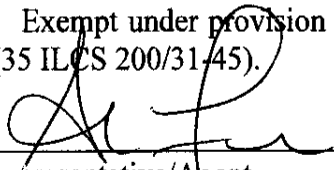
This Warranty Deed is an absolute conveyance and grant of all Grantor's right, title, and interest in the above-described real property and improvements thereon and easements and appurtenances thereto and is not intended as a mortgage, trust conveyance, or security of any kind, Grantor having sold, granted, 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

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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:

 3/31/11
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: 312.894.3250
Facsimile: 312.894.3210

PROPERTY of Cook County Clerk's Office

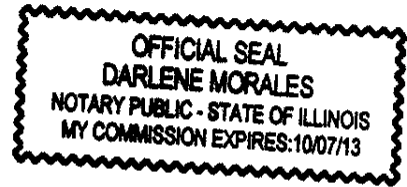
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STATEMENT OF GRANTOR/GRANTEE

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 3/31, 11 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 31st day of March, 2011.
Notary Public [Signature]



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 3/31, 11 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 31st day of March, 2011.
Notary Public [Signature]



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.